The Built Environment: Structuring Success

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April 24, 2008
Joint-Use School Partnerships in California: Strategies to Maximize the Use of School Facilities and Support Healthier Communities

Tamar Cooper, PLUS Fellow
What is Joint Use?

“Two or more public/private entities utilizing one shared resource to achieve goals while saving other resources (such as money or land). An agreement between a district and another public or private entity where facilities...& other common elements are shared between two or more parties on site.”
Why Joint-Use?
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Why Joint-Use?

- Increasing populations
- Scarce Resources
- School property abundant and underutilized
- Funding opportunities
- “Win-win” potential if structured appropriately
- Increases access, activity & connectivity
San Francisco

Joint-Use Initiated by:
The Mayor’s Office

Facilities/Programming: Select school playgrounds are open to the public during the weekend

Maintenance/Upkeep:
City unlocks/locks-up playgrounds, cleans up & conducts repairs associated with program use

Liability: City assumes liability
Garvey Elementary School District

Joint-Use Initiated by:
Garvey School District

Facilities/Programming: Two Joint-Use Gyms Gymnasiums available for City use when not being used by the school

Maintenance: School district conducts maintenance & pays for utilities.

Liability: City & school district indemnify one another.
Clovis Unified School District

Joint-Use Initiated by: Clovis Unified School District

Facilities/Programming:
“The facilities belong to the people.” School grounds are open to the public during non-school hours, joint-use gyms & joint-use child- care/training facility

Maintenance: Varies with type of facility

Liability: Varies with type of facility
Key Conclusions

- Proper Conditions lead to success
- Customize! Each partnership is unique
- High level political support needed
- Agreements must be “value-added” for partners
- Liability concerns are surmountable
Next Steps

Develop a Joint-Use toolkit that:

• *Uses case studies to illustrate the many types of joint-use*

• *Addresses the critical elements of a joint-use partnership and subsequent agreement*

• *Includes a resource directory*
How Do Different Housing and Redevelopment Policies in San Francisco Support or Impact SFUSD Families and Schools?

Cherry Ordoñez, San Francisco PLUS Fellow
SFUSD has grappled with decreasing enrollment

SFUSD Student Enrollment (1968-2008)
How Do Different Housing and Redevelopment Policies in San Francisco Support or Impact SFUSD Families and Schools?

**Mortgage Subsidies**
- Teacher Next Door (TND)
- Down Payment Loan Program (DALP)

**Major Housing Development Projects**
- HOPE SF
- Bayview Hunters Point Redevelopment Project Area

**Development Assessment**
- Healthy Development Measurement Tool (HDMT)
## Mortgage Subsidies

<table>
<thead>
<tr>
<th></th>
<th>Teacher Next Door (TND)</th>
<th>Down Payment Assistance Program (DALP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Borrower</strong></td>
<td>Credential SFUSD teacher that is a first-time homebuyer</td>
<td>First-time homebuyer</td>
</tr>
<tr>
<td><strong>AMI Limit</strong></td>
<td>200%</td>
<td>120%</td>
</tr>
<tr>
<td><strong>Property Eligibility</strong></td>
<td>• single-family residence unit in SF</td>
<td>• single-family residence unit in SF, except BMR unit</td>
</tr>
<tr>
<td></td>
<td>• Owner-occupied</td>
<td>• Owner-occupied</td>
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<tr>
<td><strong>Advertisement</strong></td>
<td>MOH Homeownership Counseling Fair</td>
<td>• MOH Homeownership Counseling Fair</td>
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<tr>
<td></td>
<td></td>
<td>• SFUSD Human Resource Document, “Housing Assistance for SFUSD Teachers”</td>
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HOPE SF

- 2,500 current units
- 3,500 net new housing (all affordable)
- Total Potential Units: 6,000
- First project: Potrero Hill
- HOPE SF Taskforce
- April 8, 2008: HOPE SF presentation to SFUSD

HOPE SF Sites: Potrero Annex, Potrero Terrace, Sunnydale, Alice Griffith, Hunter’s Point, Hunter’s View, Westbrook/Hunter’s Point East, Westside Courts
Bayview Hunters Point Redevelopment Project Area

- Split into 2 Project Areas:
  - Project Area A
    - 80%, or about 1,400 units, affordable housing
  - Project Area B
    - 25% of all new and rehabilitated dwelling units be affordable housing
- Project Area Committee
  - BVHP-PAC the only PAC with an Education Committee
Healthy Measurement Development Tool (HDMT)

- comprehensive evaluation metric for assessing the health impacts of urban development projects
- Available at: www.TheHDMT.org
- August 2008: HDMT pilot application on HOPE SF
Recap of Findings

☑ Mortgage Subsidies
   • Teacher Next Door (TND)
   • Down Payment Loan Program (DALP)

☑ Major Housing Development Projects
   • HOPE SF
   • Bayview Hunters Point Redevelopment Project Area

☑ Development Assessment
   • Healthy Development Measurement Tool (HDMT)
Recommendations

- **Long-term Facilities Planning**
  - Strategic, multi-lateral partnership

- **Joint Media Campaign**
  - MOH, SFRA, DCYF, and SFUSD joint-campaign
  - Bundle of Neighborhood Services

- **Create more Education Indicators in HDMT**
  - Post-development assessment of project areas
Next Steps

- Research Treasure Island Redevelopment Plans
- Research applicable projects of SF Planning Department
- Research how many families and teachers have been retained by mortgage subsidy programs (i.e. TND, DALP)
- Create GIS image of SFUSD, HOPE SF, and SFRA sites
Bayview Hunter’s Point

QUALITY OF LIFE • A District That’s a World All Its Own

Unsurpassed Residential Living

Residents of Bayview Hunter’s Point will enjoy luxury living at its finest. From garden apartments to waterfront townhomes to family housing, residences combine aesthetic appeal with abundant green space. More than 2,600 new homes will be created. Candlestick Village Center, the first mixed-use residential project to be realized in the neighborhood, offers a host of amenities – including apartments, restaurants, retail stores, a health club—in one convenient location. No matter where they live, every resident in Bayview Hunter’s Point will have easy access to healthcare, cultural activities, athletic venues, and schools.

Education at its Finest

The new Malcom X Elementary School will offer students the finest primary education. Its mission is to help each and every child fully realize his or her academic potential in a state-of-the-art learning environment. Students will experience a curriculum based on standards that emphasize high expectations and promotes international perspectives, an approach designed to prepare them for entry into secondary, and later on, post-secondary schools around the world.

The Community of Opportunities (COO) Initiative has forged a partnership with Malcolm X Elementary School. COO will provide valuable service that will enhance the learning process.