



NOVATO UNIFIED SCHOOL DISTRICT

Workforce Housing Committee Meeting

MEETING NOTES

Monday, January 27, 2025

5:30 – 7:00 pm Conference Room 107

Committee Attendees:

Erin Compton, Parent Representative
Diane Gasson, Trustee Representative
Juliette Jones, Administrative Representative
Greg Mack, Trustee Representative
Don Nicodemus, CSEA Representative
Cheryl Paddack, Community Member
Francesca Whitcomb, Administrative Representative
Tracy Smith, Superintendent

Derek Knell, NUSD Staff
Leslie Benjamin, NUSD Staff

Welcome and Introductions - 5:30 pm

Mr. Derek Knell welcomed the Committee and provided a general overview of the Committee's role and the meeting's agenda.

Public Comment

Pat Eklund, Novato City Council Member
Steve Harris, Carpenter's Union

Approval of Previous Meeting Minutes

The September 23, 2024, Meeting Minutes were approved.

Staging Plan Review

Mr. Knell reviewed the EducationWorkforce Housing Development Staging Plan that was approved by the NUSD Board of Trustees on October 22, 2024.

Housing Market Update

Mr. Knell introduced Mr. Tim Cornell of the Concord Group. He shared his company's proprietary information on the housing market in Marin County.

Questions, Comments and Discussion

The following questions and comments were shared:

- If we were to choose three advocacy areas for housing, what would they be?
- Would NUSD set a subsidy level?
- Supply being an issue, does that mean NUSD should maximize the possibility of building more units?
- Are there projects in Northern California similar to what we're trying to do?
- Some teachers and staff would like to buy rather than rent. Is this a possibility?
- NUSD has a fixed amount of land. This seems to be a rental project.
- Based on our most recent survey, it looks like NUSD has enough people to fill the number of units we're projecting to build.
- NUSD could also utilize income diversity to apply for grants, etc., that are designed for certain income levels. Can we build rental properties and homes for sale as long as affordability stays on the title?
- This may be an opportunity to study building housing for sale and partnering with Habitat for Humanity, which has built many homes for sale and restricts the title to income level. Those scenarios will be evaluated.

- The City of Novato has built a lot of affordable housing, taking into account the Hamilton Air Base conversion.
- Some cities and counties have incentives and loan programs for affordable housing.
- NUSD will have an independent entity managing these developments and will be able to provide support services and programs to aid employees in their transition into or the purchase of market-rate housing

Adjournment: 6:43 pm

Next Meeting: April 21, 2025 - 5:30 - 7:00 pm