

## Information Sheet on Shaw School Teacher Housing Plan/Project

### Why Teacher Housing?

- A long-term investment in the school and the island community to hire and retain the highest caliber teachers and to create a healthy, stable community. The lack of adequate teacher housing has been an obstacle in hiring teachers and will continue to affect the school's ability to attract and retain quality staff.
- An addition to island housing availability in general by providing financially accessible, quality rental housing on Shaw.
- A solution to struggles teachers currently face with inadequate year-round housing and the disruption of moving multiple times during their tenure. Teachers need a year-round housing situation comparable to their professional standing.
- An acknowledgement that the lack of housing for workers is a county-wide issue.

### Funding options that have been researched by the superintendent in the past 6 months.

- Superintendent McVeigh spoke multiple times in detail with Lopez Islanders involved in building an affordable housing community of six small homes. They were able to build these units by obtaining grants and donations. The grants were based on stringent federal guidelines on affordability and income levels of the recipients. Our teachers make too much to qualify for these guidelines and thus we are unable to apply for such grants.

San Juan County Home fund: [San Juan County Home Fund | San Juan County, WA](#)

Lopez Island Housing: [Affordable Housing – Lopez Community Land Trust \(lopezclt.org\)](#)

- Suggested by Larry Francois, NWESD 189 superintendent: Washington State Capital Grant/Loans. These loans are issued by the state based on recommendations of at least two state elected officials. They are only issued after the fact and would repay the district after the project was completed. They are designed for districts that have voter elected levies or bonds for construction purposes. In such cases, districts can extend their funding sources by using already existing levies/bonds, then have the state repay them for those expenses. As Shaw Island School District has no levies or bonds to access, this type of program offers no help.  
<http://fiscal.wa.gov/CapitalGrantLoanPrograms.aspx>
- LOCAL bond funding. The LOCAL program allows districts or municipalities to use the state credit rating to secure low-interest loans. It is based, again, on the district being able to secure these loans by being able to show that you have bonds/levies that could pay the loan back. Until such

time as we can show our ability to repay the loan, through fundraising efforts and/or rental income, we cannot pursue this route.

- While remaining cost conscious, factors the board will consider in its decisions are quality construction, low maintenance, and longevity of the final project.

## **FAQs (This section may be revised as new questions and answers arise):**

**Q: Questions concerning rent:**

A: Answers to questions received about rent:

- Teacher housing will not be rent-free with actual rents to be established at a later date.
- Rents will be within a market rate range.
- If unused by teachers, the housing could be rented to other parties with preference given to school staff.

**Q: Questions concerning rules and regulatory Issues:**

A: Will be explored by the ad hoc finance/business committee.

**Q: Questions concerning sharing well and septic with Shaw Island Library:**

A: This topic will continue to be explored by the ad hoc committee and the board.

**Q: What happens if the district is taken over by another district or is closed as a result of low enrollment?**

A: In the unlikely event that the school has an average enrollment of fewer than five students for 3 consecutive years, the district would most likely become part of another district, including any assets that the district has.

**Q: Questions concerning property management (rent collection, payment of property related costs, repairs and maintenance):**

A: The ad hoc committee will explore this question.

**Q: Who owns the property?**

A: Shaw Island School District 10 owns the property.

**Q: Have alternatives to site built been considered?**

A: After looking at the feasibility of modular homes (unable to move to Shaw due to high costs), manufactured homes (degrade substantially over time) and moved homes (you get only what is available with many hidden costs), and on-site island-built homes, the Board has decided to move forward with architectural plans as displayed in the 2022 Teacher Housing Predesign & Schematic Design on the district's website.

**Q: Funding construction and long-term costs (insurance, leasehold tax, repairs & maintenance, etc.)**

A: See Funding Option section of this document.

**Q: Is my donation to Shaw Island School District tax deductible?**

A: Yes. School districts are considered 170(c)(1) entities by the IRS.

**Q: What degree of environmental impact is being considered in the design, construction, and long-term use of this proposed development?**

A: The following is from PBW Architects:

We sited the homes in natural clearings of the wooded site to minimize impact and tree removal. The main living spaces are oriented to clearings to the south to maximize natural light. Our goal is to use locally sourced materials (and labor!) whenever feasible and the building has been arranged to minimize material waste and offcuts. The floorplan layouts minimize circulation space to create efficient footprints which, when combined with a well detailed building envelope, will minimize energy use for heating and cooling. We are using 100% electricity for appliances and heating to eliminate fossil fuels and plan on making the units solar ready with the hopes of finding some sort of grant/funding mechanism to have solar panels installed. We will continue to look for opportunities to increase the sustainability of the project as we move forward with funding and documentation.

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