

March 2023, Director Criss contacted Washington school districts who currently have teacher housing.

Eatonville School District 404  
Office Address: 200 Lynch St. W.  
PO Box 698  
Eatonville, WA 98328

Lease rental called Farmhouse at Burwash Farm, in Pierce County WA  
District has 5 schools + the farm

How many rental properties do you have? Two houses on farm, 1 in stand-alone in the foothills

[GRITS Program at the Burwash-Kjelstad Farm - Eatonville School District #404 \(wednet.edu\)](#)

Growing Relationships in the Soil (GRITS)  
Kjelstad-Burwash Farm  
44019 Kjelstad Rd E  
Eatonville, WA. 98328

How did you acquire your rental property? The stand alone property has been with the district for years manager doesn't know how it was acquired.

From the school website: In May of 2016 Eatonville School District took possession of roughly 3.5 acres of farmland around an over 100-year-old farmhouse, barn, and various outbuildings. The land and buildings were the last piece of a larger salmon restoration project in the Ohop Valley by the Nisqually Land Trust and Nisqually Tribe. Not wanting to destroy the buildings left on the farm, the Land Trust and Tribe approached Eatonville School District about taking the farm and incorporating in into the school district's programs.

The Farm has 2 houses rented by school staff, the stand-alone property has been rented by non-staff.

How did you finance the property acquisition? Not applicable to their situation

How many years have you been renting the property? Many years

How do you handle the rental repairs and maintenance? Does school maintenance staff do it or do you contract this out? School maintenance staff handles the general easy repairs/maintenance, contractors do the hard stuff.

What is your lease/rental term? Month to month, 1 school year? They rent month to month, which makes some of the complex year end reporting easier. See below for the references to the Accounting Manual for Public School Districts.

Rental is not part of staff compensation, but paid by renter? Rent is paid monthly, not part of compensation

Leasehold tax of 12.84% is calculated into the monthly rental fee? They calculated based on Market Value, necessary in case we are audited.

Other items thought were important:

Make sure rental or lease agreement is reviewed by risk management and an attorney

Do Background check

Things to consider in a lease:

Verbage to forbid subletting or having long term visitors

Have a check in / check out process

Require renters insurance for personal property.

Thoroughly review the District Accounting Manual for Public Schools :

<https://www.k12.wa.us/policy-funding/school-apportionment/instructions-and-tools/accounting-manual>

search using CTL-F rentals

see item: 2700 Rentals and Leases

They rent month to month instead of leasing due to year end reporting

She stressed the importance of making sure we are in compliance with the Accounting Manual guidelines.

They are happy to have the teacher housing options, especially for the farm school.

Skykomish School District Located up Hwy 2

How many rental properties do you have?

2 rentals: existing house bought in 2016 for the superintendent, teacherage is original from 1926 is on school property.

How did you acquire your rental property? Superintendent rental was an existing house bought in 2016 with a school district bond

How did you finance the property acquisition? School Bond

How many years have you been renting the property? Superintendent since 2017 after work was done on the property to improve it. It's across the street from the school; The teacherage has been leased for years.

How do you handle the rental repairs and maintenance? Does school maintenance staff do it or do you contract this out? School maintenance staff does the easy tasks; Use a contractor for difficult repairs

What is your lease/rental term? Month to month, 1 school year?

The housing lease is done yearly

Rental is not part of staff compensation, but paid by renter?

Superintendent is part of compensation, the teacher house is paid monthly by renter.

Other discussion items:

When teacher house hasn't been used by a teacher, they have rented to other staff or someone outside of school district.

They are very happy they have the rentals available because housing is difficult in Skykomish. There are an increasing number of short term rentals and houses don't come up for sale very often.