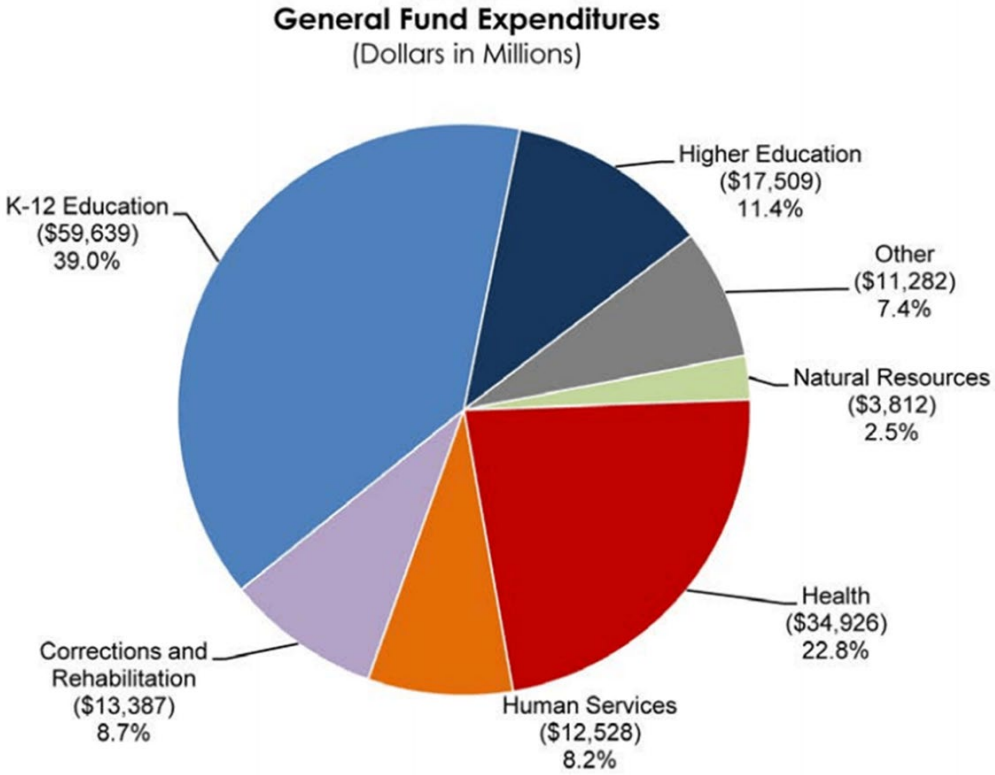
Windsor Creek

Windsor Town Council

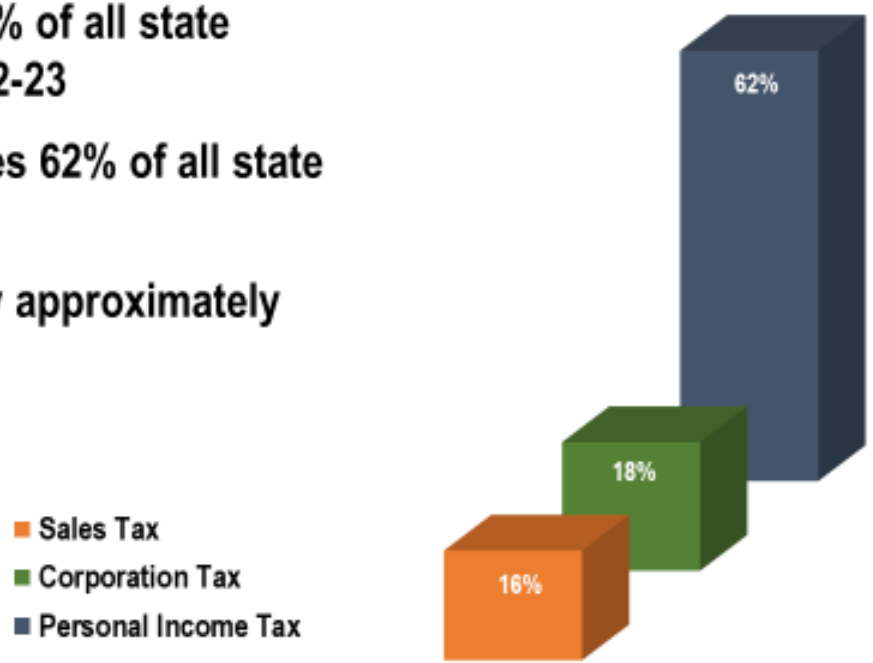
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How is Education Funded in California?



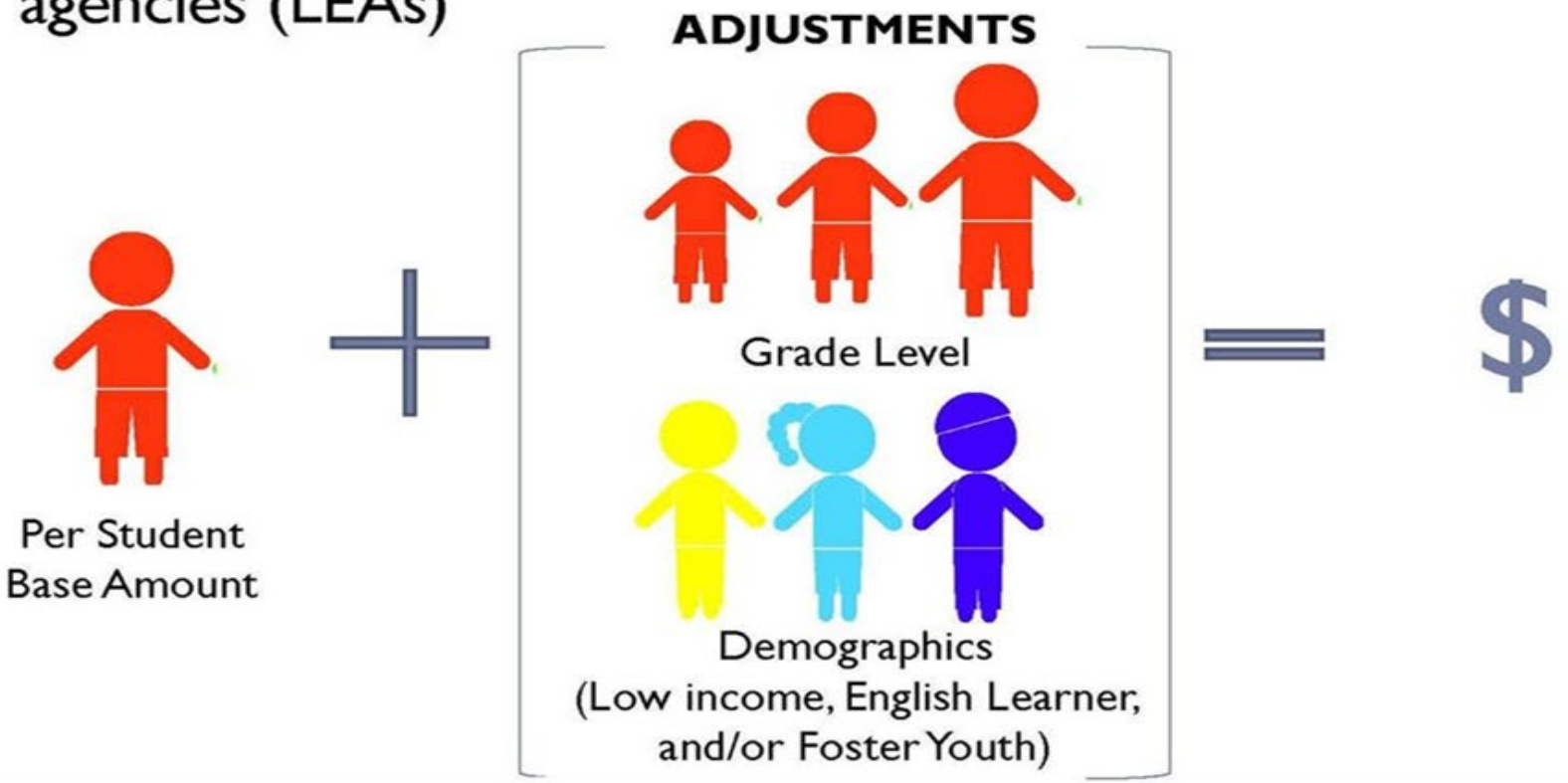
California's Progressive Tax Policy Impact on Revenues

- High-Income population loss could result in lower state revenues in the future
  - "Big Three" taxes made up 96% of all state General Fund revenues in 2022-23
  - Personal Income Tax comprises 62% of all state revenues
  - The top 1% of Californians pay approximately 50% of the state's PIT

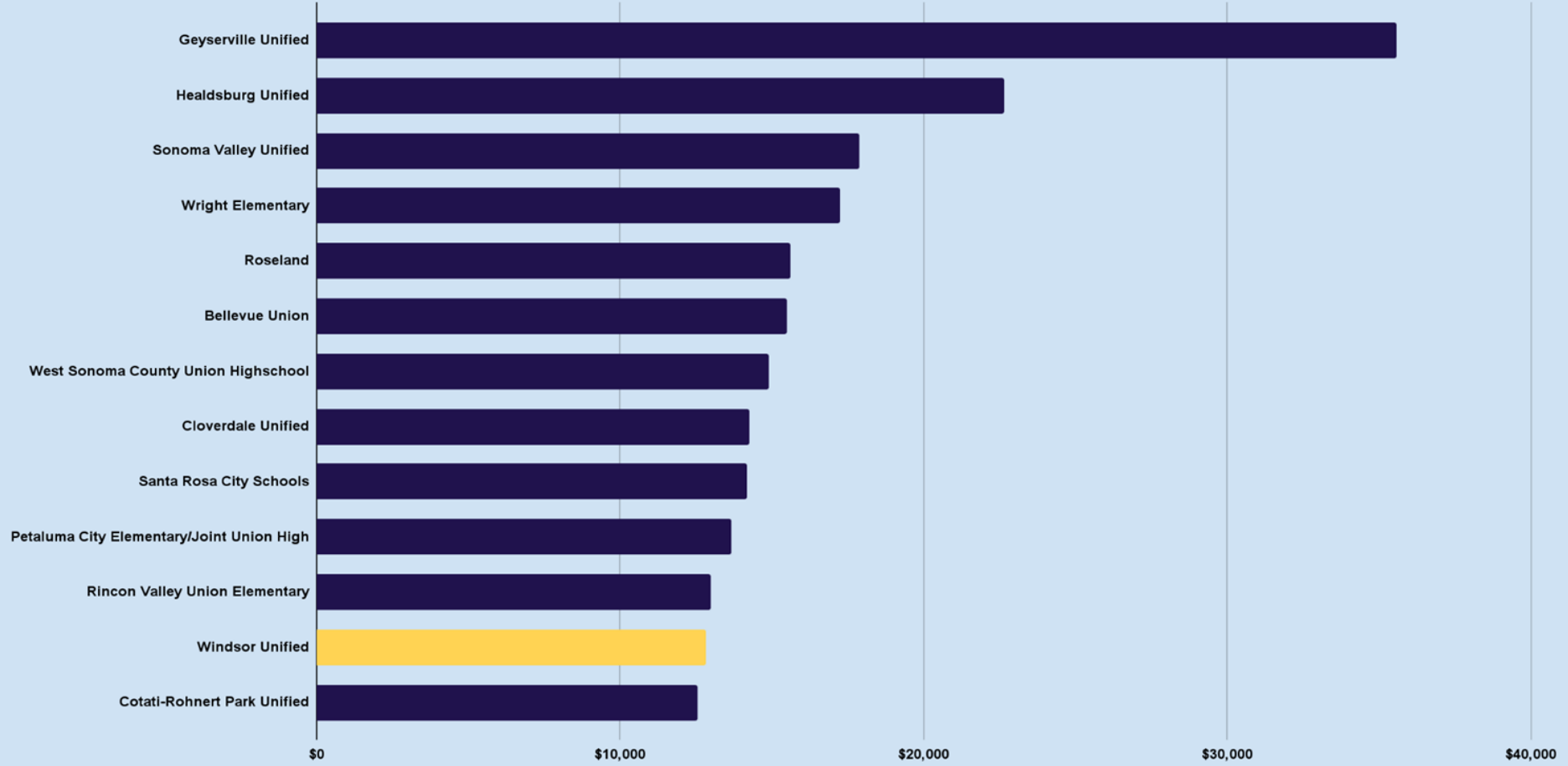


Local Control Funding Formula (LCFF)

- Greatly simplifies state funding for local educational agencies (LEAs)



Sonoma County Funding Comparison

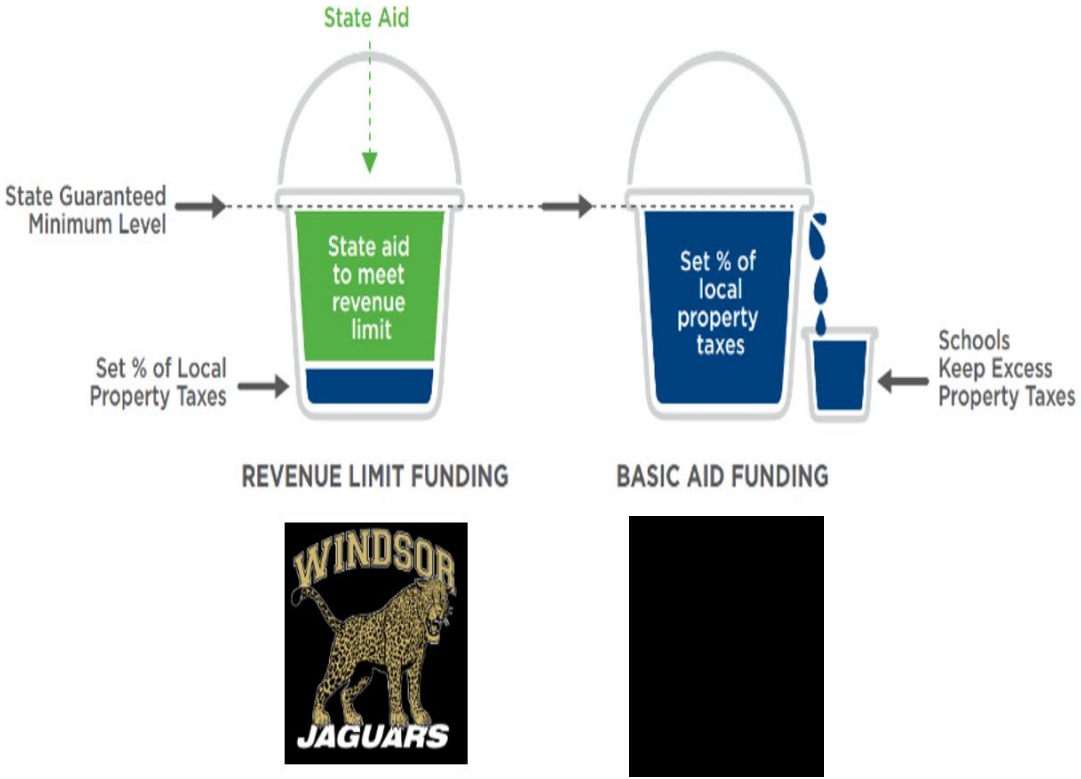


Districts Are Funded Differently…

Oversimplification:

- If we were funded at the same rate as a neighboring district...
  - Current per pupil funding budget:
    - $60,933,912
      - 4,693 students x $12,984 per pupil funding
  - Neighboring district per pupil funding budget:
    - $106,333,994
      - 4,693 x $22,658 per pupil funding
  - Difference: $45,400,082

LCFF is more complicated than this, but you get the idea



Compensation Comparisons

2026-27 (+3%)									
District	Per Pupil Revenue (2023-24)	BA + 30 Step 1	BA + 60 Step 10	BA + 75 Step 16	Max	Years to top	Days in Year	Benefits (Family)	Total (Max Salary + Family Benefits)
Windsor Unified	$12,829	$64,821	$86,442	$99,269	$116,220	22	188	$24,347	$140,567
Petaluma City Schools	$13,649	$63,839	$98,949	$107,690	$119,305	20	189	$12,841	$132,146
Cloverdale Unified	$14,247	$61,117	$88,518	$102,183	$110,246	26	186	$17,000	$127,246
Cotati- Rohnert Park Unified	$12,553	$57,586	$80,674	$93,518	$104,805	24	185	$26,338	$131,143
Santa Rosa City Schools	$14,193	$74,151	$94,205	$109,269	$118,011	25	185	$16,025	$134,036
Average	$13,494	$64,173	$90,587	$103,165	$113,092	23.75	186.25	$19,310	$131,143
Distance from Average	-$665	$648	-$4,145	-$3,896	$3,128	-1.75	1.75	$5,037	$9,424
Sonoma Valley Unified	$17,897	$60,803	$89,233	$110,107	$110,107	16	186	$31,250	$139,197
Healdsburg Unified	$22,658	$75,626	$100,684	$122,596	$136,902	21	188	$12,288	$149,190
West County High School	$14,904	$61,340	$94,409	$110,128	$115,929	18	186	$27,695	$143,624

Windsor Creek

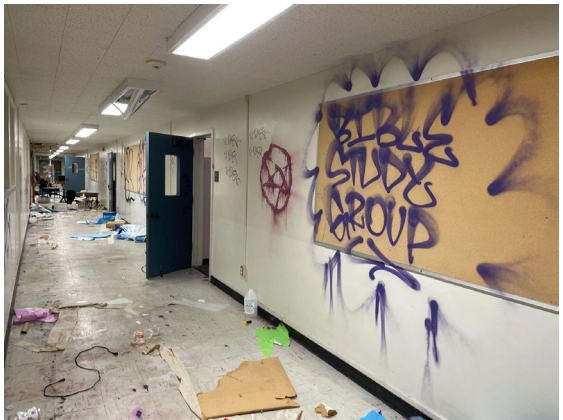
Demolition costs (Including asbestos remediation):

- $2-$2.5 million
  - Quote provided by Van Pelt Construction Services
- Cost prohibitive to rehabilitate



Location

- 1.6 miles from Mattie Washburn
  - Making the shift to neighborhood schools
- Doesn't help reduce traffic in town
- Doesn't address the anticipated growth North of Arata Ln



Employee Housing

- ENA with Gallaher Community Housing to develop housing for our staff (and greater community)
  - 368 units

California School Board Association

- Housing affordability is one of the main barriers to attracting and retaining great teachers and staff across California.
- To address this, many local educational agencies (LEAs) in the state are looking into building **Education Workforce Housing** — homes for their employees on underdeveloped land they already own.
- By using their own land, LEAs can build high-quality and attractive housing to lease to their employees at below-market rates.
- LEAs who have built workforce housing report significantly improved staff retention.
- All developments have waiting lists, and they help LEAs recruit new staff.
- Today, over 15% of California districts and county offices are exploring housing as a new, powerful solution.

Project Name	City	Known Occupancy / Demand Information	Notes
Shirley Chisholm Village (SFUSD)	San Francisco	Approximately 89% occupied by educators shortly after opening	Nearly 1,000 applicants for initial lottery; very high demand
Eastmoor Heights (Jefferson ESD)	Daly City	100%	All units leased to district staff; no official figure reported
Livia at Scripps Ranch (SDUSD)	San Diego	99% (For school employees)	53 units reserved for district employees within a mixed-income development
The Alameda (Salinas Union HSD)	Salinas	100% (Waiting list)	
705 Serramonte (JUHSD)	Daly City	100%	
Norwood Learning Village (LAUSD)	Los Angeles	100%	
Selma Community Housing (LAUSD)	Los Angeles	100%	Priority for LAUSD employees
Sage Park Apartments (LAUSD)	Gardena	99.90%	Approximately 8,000 applicants at opening
Casa del Maestro (Santa Clara USD)	Santa Clara	Unknown	

District actions-Before we came

• December 3, 2019: Board directed the establishment of a Facilities Advisory 7-11 Committee**.**

• January 21, 2020: Board approved formation of the District advisory 7-11 Committee to review projected enrollment and evaluate surplus space and real property, including Windsor Creek Elementary.

• February 3, 2020**:** The 7-11 Committee first convened.

• February 24, 2020; March 9, 2020; April 14, 2020; April 27, 2020: The 7-11 Committee held additional public meetings as part of its review process.

• May 4, 2020: The 7-11 Committee held the required public hearing, reviewed multiple sites including the Windsor Creek Elementary campus, and recommended the property be declared surplus.

• May 19, 2020: The Board received and considered the Committee's final report and advisory recommendations regarding the property.

• June 2020: Windsor Creek Elementary has not been used as an active educational facility since this time.

• December 18, 2025: Board declared the property at 8955 Conde Lane, Windsor surplus.

Required surplus actions district must take

1. Board adopts a resolution declaring the land “Surplus Land”
2. Notice of Availability (NOA) is declared to all parties registered through California Department of Housing & Community Development (HCD), local Town and County Government Agencies, and Parks and Recreation Districts
3. Interested qualified entities have 60 days from NOA to submit written notice of interest
4. Once notice of interest has been received, negotiations to determine sale or lease price will begin

5. If we receive more than one entity interested in purchasing or leasing the surplus land, we must give priority to the entity who agrees to use the land for affordable housing (Gov. Code 54227)

6. If more than one entity agrees to use the surplus land for affordable housing, then we must give priority to the entity that would provide the greatest number of affordable units (Gov. Code 54227)

Addressing Some Rumors…

“Anonymous” continues to put out misinformation on social media regarding the exclusive Negotiating Agreement that is in place with Gallaher Community Homes, and specifically the role of board member Rich Carnation.

- Mr. Carnation, out of an abundance of caution, has not taken part in any of the negotiations. To date, he has played no role in negotiating the potential purchase and sale agreement.
  - FPPC opinion: We have already received written verification from School and College Legal Services General Counsel, Kaitlyn Schwendeman, that board member Carnation would not be disqualified from taking part in the negotiations/voting as he has no “financial interest”, and is not a “compensated” board member (known as a founding director) for Gallaher Community Homes.
    - Requesting FPPC opinion regarding Government Code 1090 which has to do with “remote interest”. Until such time that we receive the opinion, Mr. Carnation will continue to recuse himself from the process.