1. **How do you know what the community wants?**
   The School District and School Board hired Lee Andrews Group to conduct community outreach. Through this outreach process, Lee Andrews Group has met individually with residents and stakeholders, conducted community meetings to gather additional input and attended meetings as requested.

2. **The board members need to be here. We need to know what is going on. Who is representing us?**
   Lee Andrews Group and Tierra Development Advisors are provided with the most up to date information to present to the community. Additionally, Lee Andrews Group is engaging the community to gather information and concerns relating to the surplus properties to report to the Board.

3. **Can we have multiple uses on the property: church, park, and soccer field?**
   The location has General Plan designations for single family residential (H9). Alternative purposes and uses would have to seek additional approvals from LA County Regional Planning.

4. **How long has the proposal of selling these properties gone on for? How long have you been working on it? Has the decision to sell been a recent decision or based on recommendations from eight years ago?**
   The Facility Advisory Committee (7-11 Committee) met in 2009 to review underutilized properties for Hacienda Heights Unified School District. A report was submitted to the school board in March 2010. In December 2013, the board acted on the 7-11 Committee’s recommendation to declare Glenelder, La Subida and Wedgeworth as surplus properties. The board’s decision to declare the three mentioned properties above surplus in 2013 allows the Superintendent to act as a real property negotiator on the Board’s behalf. In July 2015, Tierra Development Advisors is selected to provide broker services. The activities for a potential sale have been continuous since 2009 and have increased since 2013.

5. **Can you talk about the property assessment, when the study was done the first time? What is the price (assessment) of the property?**
   The property was appraised in 2014. At that time, the appraisal value was roughly between $9 and $11 million.

6. **Is it possible to turn this facility to a multi-functional place for the community?**
   The School District and School Board members are open to recommendations, but bids can no longer be accepted since the bidding deadline has passed.

7. **A lot of the data is old and that’s based on the evaluation of the sale?**
   The 7-11 Committee underwent a rigorous process to determine the needs of the district relating to real estate properties. The process created the need to evaluate student population and under enrollment to determine what properties the district should review for a potential sale.

8. **Will you have a third round of bids? Why can’t you disclose the bidders at this time?**
   Bidding for the properties has closed. In order to be fair to the active bidders, we cannot disclose who is bidding on the property and what the bids are. Once the process is complete, the relevant information will become public information.
9. What type of development has been offered?
   Several proposals have been submitted ranging in scope. The district is not interested in proposals that have been submitted that include apartments or condominiums.

10. How many homes in La Subida property (are allowed per current Land Use)?
    There has been information on different numbers of homes in the different sites. Why?
    La Subida has current Land Use allowance for up to 54 single family homes. The number of units described in the past has only been to serve as example numbers, but there has been no definitive answer in terms of how many homes would potentially get developed.

11. The 87 homes will have an impact to this area. Has that been taken into consideration?
    The 87 homes is what is currently allowed per General Plan guidelines. Before any development breaks ground, they must undergo an extensive planning review that will include various reports to determine the impacts, if any, on the site. The Environmental Document will address any community impacts anticipated from any development.

12. What is the current number of homes going to be built in this site (Glenelder)?
    It is currently unknown how many homes will be built. Current General Plan guidelines allow for 87 homes to be developed.

13. Can you take new bidders since they missed the bidding deadline?
    New bidders are not being solicited.

14. What is the bidding timeline for this process?
    Bidding closed on July 17, 2017. Tierra Development Advisors is now in the process of reviewing most competitive and complete bids.

15. Can the community vote on the different plans?
    The community meetings capture information and feedback on what the community would like to see developed. If you have additional insight or would like to provide the school board with your thoughts, you can contact Lee Andrews Group. Lee Andrews Group will provide the information to the School Board and to the District. You can contact Lee Andrews Group at (213) 891-2965 or via email at rmendoza@leeandrewsgroup.com.

16. What was the zoning of the property in 2011? What is the price range of the property appraisal from 2011 to now?
    The only appraisal performed was in 2014. The property then had an appraisal value between $9 and $11 million.

17. Will we know who are the final bidders and price before it is sold?
    Information related to the potential sale will be posted on the School Board Agenda website. Please refer to the website on a regular basis or sign up with Lee Andrews Group to receive regular updates. You can contact Lee Andrews Group at (213) 891-2965 or via email at rmendoza@leeandrewsgroup.com.

18. We were told that the portables were going to be moved? What happened?
    The portables will be moved. A logistical problem delayed the process. For more information, please contact the facilities department.

19. We want the names of the bidders and the prices?
    Information related to the bidders and the proposals cannot be made public due to real estate and contract laws. Once the process is complete, information will be made public.
20. Have a board representative at the meeting and answer our questions directly. My concern it takes too long to get the information. I get the impression that the district has put an RFP for the number of units. There is no RFP for a set number of units. Information on what can be developed per current planning guidelines was provided to interested bidders.

21. I don’t hear about a park facility, community center or open space etc…. The school district is evaluating any and all possible options that will provide the district the opportunity to reinvest the funds collected from these surplus properties.

22. If homes are built, how will it affect our homes and our community? If homes are to be built, the entitlement process with LA County Regional Planning will provide the community to further comment on the design and size of a proposed development.

23. Will the look of the new homes bring the value of the older homes down? Typically, when new homes are built in communities, it increases the property value of surrounding properties.

24. Has the decision been made within the process of this bureaucracy? The Board is currently reviewing options based on the initial interest. No decisions have been made on what properties may be sold or if the sale process will move forward.

25. How involved is the district in the selection of the buyer of the site? Will community have a say in what will be built here? If a bidder is selected, the Board is taking into consideration community comments and concerns gathered at community meetings or through individual engagements. Lee Andrews Group has been hired to gather the comments on behalf of the School District. The community concerns, suggestions and opinions will inform the district on what the interests of the community are.

26. In the bid document, was the criteria for bids on the document? Yes, the criteria was in the document.

27. Once it is sold, will the zoning be changed? The site has a current Land Use designation of H9 (single family homes). A bidder can opt to seek a new use and re-zone the property, but the bidder would have to go through the Los Angeles County Regional Planning office in an extensive process that highly involves the community.

28. Was there a deadline for the bids? Yes, the deadline was in July 17th.

29. Who are the bids from and I don’t want the zoning to change because of the density to the community. Information pertaining to the bidders will be released at a later time. Since there are contractual obligations in place, the district is not allowed by law to provide information on the current bidders.

30. How many homes will be built on the property? The project site currently allows for 87 homes, based on current Land Use guidelines.

31. Will there be traffic studies? Traffic studies and environmental impact reports would be conducted on a proposed development.

32. When the development is completed will our taxes change? Any new or proposed development would not have an impact to your property taxes.
Comments

1. I don’t want the traffic impact to the community, church impacts and I prefer home owners than renters.
2. There should be traffic studies because there are only three exits around this community. There are petitions going around the community for a church.
3. For many years, HLPUSD said that the school was going to be closed. During the shutdown of the school parents made the choice to take their kids to their school of choice. It’s been a frustrating process.
4. I’m concerned of a homeless shelter in the community. I want to keep the integrity of the community.
5. There should be a certain percent for senior, veterans and low affordable housing in the project proposal.
6. R1 zoning is single family homes, I would like a senior center or park.