FREQUENTLY ASKED QUESTIONS & COMMENTS

1. **Is this going to be a planned community?**
   The school district does not have a designated plan for what will be developed. If the property is sold, decisions on a planned community ultimately fall on the developer/entity that purchases the project and they still need to go through LA County Planning.

2. **Has Parking been taken into consideration for the project?**
   For any new developments, parking impacts are studied and decisions are made based on the results of the study.

3. **Is there a development plan for a crossing bridge on Gale Ave.?**
   Not aware of any plan.

4. **Would a non-profit or commercial developer be able to bid on the process?**
   Yes, anyone may submit an offer to purchase the property.

5. **Does this fit with the county general plan?**
   This site’s General Plan designation is H9, which would allow for single family residential development.

6. **What’s going to happen to all the administrative offices on this site?**
   The administrative offices are being relocated to other sites where they serve a better purpose.

7. **The Hacienda Heights general plan had senior housing and parks, which was 20 years ago. Can the site be considered for either of those choices?**
   The decision on what can be designed ultimately falls on LA County Regional Planning to determine the use and any adaptable uses. HLPUSD is not able to make this decision.

8. **Will it be a gated community, who will determine that in the housing project?**
   At this time there is no determination on whether a potential project would be gated. That decision will ultimately be made by an end buyer working in conjunction with the County.

9. **Does the sale include the whole property, since it has two parts?**
   The entire school property and buildings within Glenelder are being considered for the potential sale.

10. **How big/tall will the properties be once it is built?**
    The area is currently zoned for single family homes, no taller than two stories.

11. **How big is the property/site?**
    The Glenelder property is approximately 10 acres.

12. **Will the housing project cause more traffic?**
    Traffic studies will be conducted before any development is built to determine traffic impacts based on the potential development size.
13. **How many people will the housing project bring to the community?**
   The development can bring in anywhere from 200-300 new residents based on average household size in Los Angeles County.

14. **Has the green space been considered for the area as-well?**
   The school district is not able to develop a park space, but we are open to any considerations Los Angeles County may have. We are interested in providing the best possible options to modernizing our schools and providing 21st century learning environments for our students.

15. **Has Hacienda La Puente Unified School District taken into consideration the increase of students since the schools sites are planned to close?**
   The Glenelder site has been closed to full operations since June 2010. No K-12 Students have received instruction on the site since the closing date. The district has also experienced a steady flow of declining enrollment.

16. **What steps have Hacienda La Puente school district taken to inform about this meeting at 5:30PM. It’s not a good time, most people get home by 6:00PM.**
   We will have a follow up meeting and it will be scheduled for 6:30 pm to account for working families. We seek to gather as much input as possible.

17. **Is there a minimum (amount) on what Hacienda La Puente school district is looking at (getting for the property)?**
   There is not specific predetermined number that will sway the sale one way or another. The district will review all offers and consider both purchase price and the benefit of the proposed use.

18. **What is the school district giving back to the community?**
   The proceeds of a potential sale will go towards the modernization of our classrooms and help close the gap for our $1.2+ billion infrastructure improvements needs. Proceeds from a sale will help to relocate the Head Start program located on site to another location.

19. **Parks also raise the property values. Can we work with L.A. County Department of Parks and Recreation for this project and La Subida?**
   The school district is interested in hearing any proposal that L.A. County Department of Parks and Recreation may have for the sites. We are willing to work with the County, but we are in need of the funds from the potential sale of the property, from a public or private entity.

20. **Is there a list of bidders that Hacienda-La Puente school district have on who will be bidding and what they will be building?**
   Tierra Development Advisors extended the information to a wide net of interested builders that have contacted Tierra directly or the school district. It is a competitive process and an extensive list. The information is confidential due to the nature of the bidding process.

21. **When the bid is received, will the award of contract be based on the need or reputation of the bidder?**
   Tierra Development Advisors will provide a report with a full list bids to the district. Tierra Development Advisors will evaluate the reputation and strategies behind the proposals for the district and board to consider.
22. **Once bidding closes, will it be an open information platform for the public?**
   The selection process of a potential sale and sale to a bidder will be discussed during Board proceedings. Information will also be added online for any interested parties. Lee Andrews Group has been retained to conduct outreach for the Glenelder and La Subida on the potential sale, they will provide regular updates as they become available if you are signed up to get email notifications.

23. **What is going on with the portables?**
   The portables will be moved off site.

24. **No work on site at 5:30AM (pertaining to the portables).**
   If there are inconveniences with activity taking place early in the morning or too late at night, please contact the Facilities Director at (626) 933-8701. During non-work hours, concerns can be reported by calling the After Hours Help Line at (626) 933-4357.

25. **Does the school district have the capacity for the new kids coming into this new housing project?**
   There is current severe under enrollment, the school district will be able to accommodate new students if new housing is built.

26. **Does County take into consideration adding more police, since more housing is coming into this area?**
   The planning process encompasses potential community impacts based any development. This would be conducted through the Environmental Impact Report.

27. **How long will it take for construction to start?**
   If the property is sold, the bidder would have to take their project to LA County Planning. Their process can take several years.

28. **Will the community be able to give input on what can be built on the site?**
   Lee Andrews Group is collecting data and information from residents to provide a report to the district on feedback provided by residents. This feedback will be provided to school board members.

29. **Does the buyer have a limit to build once the site is approved to build?**
   It is up to the buyer to determine what they want to build and undergo the planning process with the county. The County of Los Angeles Planning Department provides guidelines on what they can and cannot build.

30. **Are the homes going to be detached single family homes?**
   In all likelihood, if the site is sold, it is anticipated that single family homes would be built based on zoning standards.

31. **Are we guaranteed it’s not going to be condos or apartments on the site?**
   The district is not entertaining proposals for apartments or condos.

32. **What is the timeline of process for the bidding?**
   A call for bids is currently underway and will close by July 17, 2017.
33. **Are there any investors or interested party interested on the site?**
   
   There are several calls of interest for the site. From multiple individuals/entities, but we cannot share the confidential information.

34. **What would be an example for Hacienda-La Puente Unified School District not to sell?**
   
   The district would not sell the property if it does not make financial sense. This would be an investment for our students and we will take serious consideration on bids that make sense.

35. **Is there any investors or interested party interested on the site?**
   
   There are several calls of interest for the site. From multiple individuals/entities, but we cannot share the confidential information.

36. **What is the bid process?**
   
   Tierra Development Advisors is marketing the property with a general call for offers on July 17, 2017. Depending on the offers received there may or may not be a “best and final” round with the most competitive groups.

37. **Is there a potential to change the zoning for the site?**
   
   A developer or group that wants to change the zoning for the site can submit an application to LA County Planning, but that is a process and a process that takes time and community input.

**COMMENTS**

1. There is a high cost of homes in the area, we need more senior housing?
2. Two story homes would affect our view, directly impacted by the project.
3. The new development is not going to blend in with the surrounding community.
4. We need more senior housing.