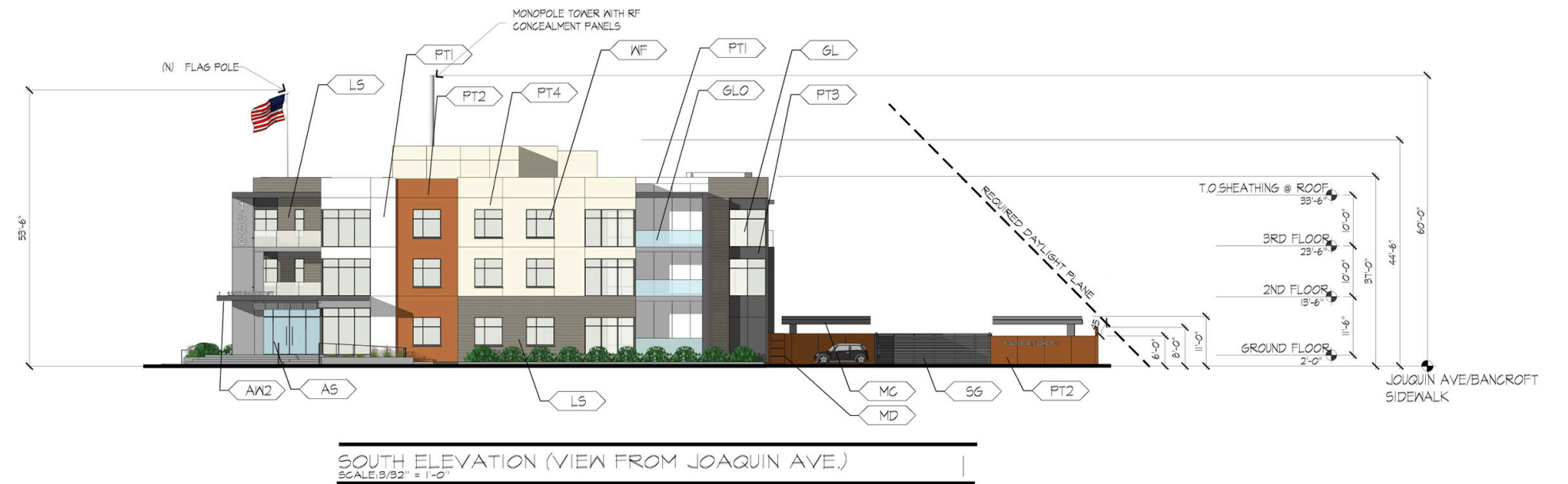




# BOND PROJECTS UPDATE

AARON KERRIGAN  
ASSISTANT SUPERINTENDENT  
FACILITIES AND OPERATIONS  
OCTOBER 14, 2025



## PROJECT UPDATE

# WORKFORCE HOUSING

### Purpose:

- To provide workforce housing for District employees, supporting staff recruitment and retention.

### Location:

- 1388 Bancroft Avenue, across from Bancroft Middle School.

### Project Type:

- 3-story multi-family residential building with on-site parking, landscaped open spaces, and community amenities.



NORTH ELEVATION (VIEW FROM ESTUDILLO AVE.)  
SCALE: 3/32" = 1'-0"



WEST ELEVATION (VIEW FROM BANCROFT AVE.)  
SCALE: 3/32" = 1'-0"

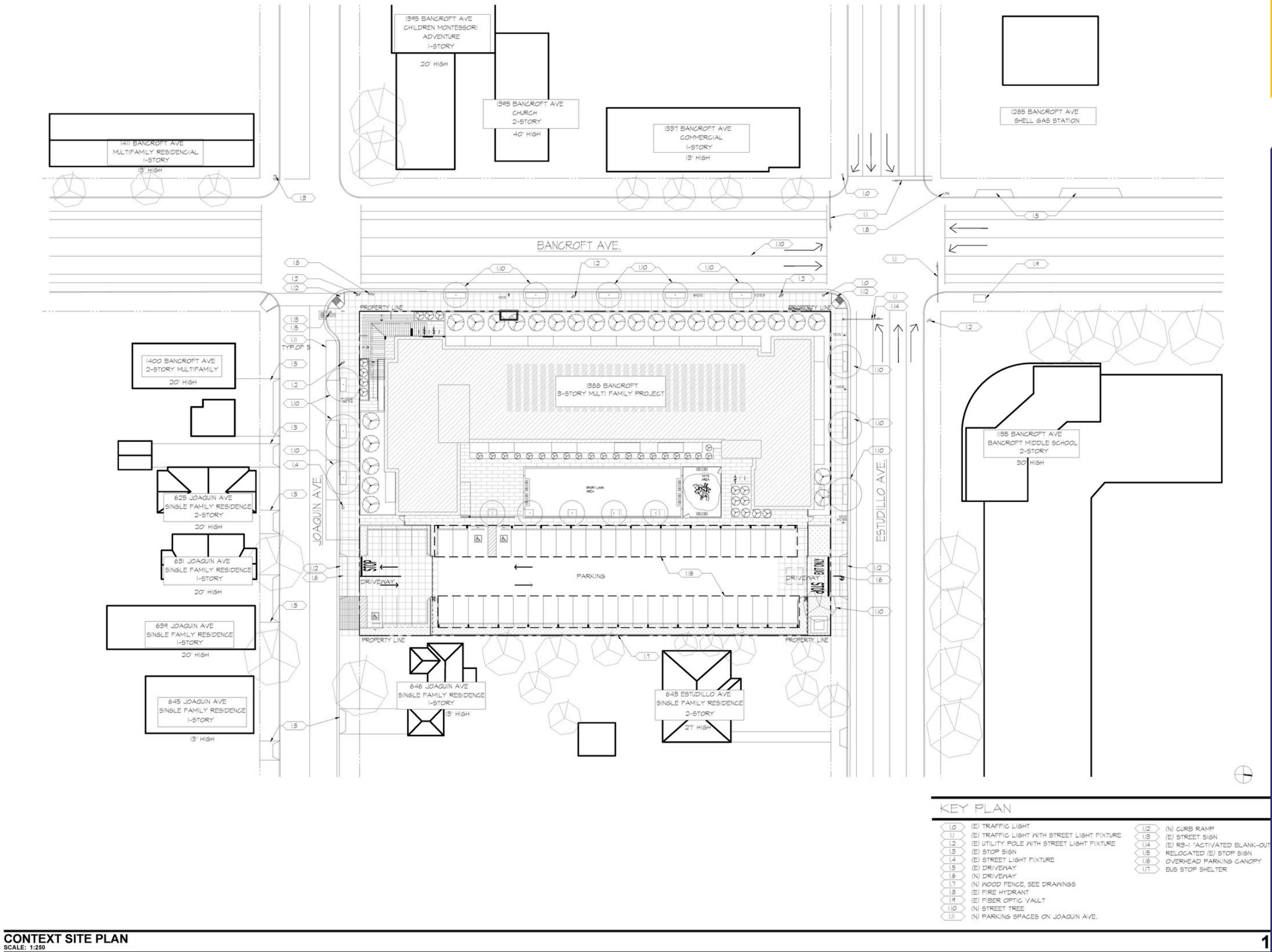
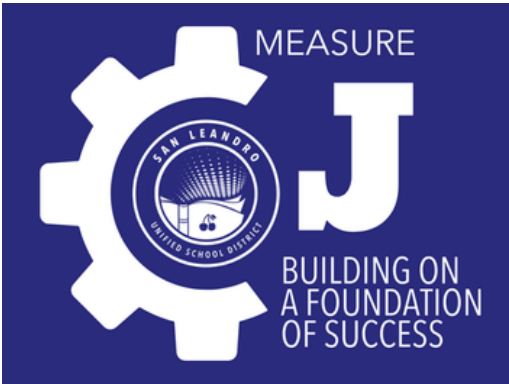


# WORKFORCE HOUSING

Located on Bancroft Avenue between Estudillo and Joaquin Avenues, the site sits in a mixed-use corridor with nearby single-family homes, commercial spaces, and childcare facilities.

**Design Features:**

- Scaled to fit surrounding residential character
- Landscaped buffers and street trees enhance neighborhood integration
- Vehicle access from Bancroft and Joaquin Avenues

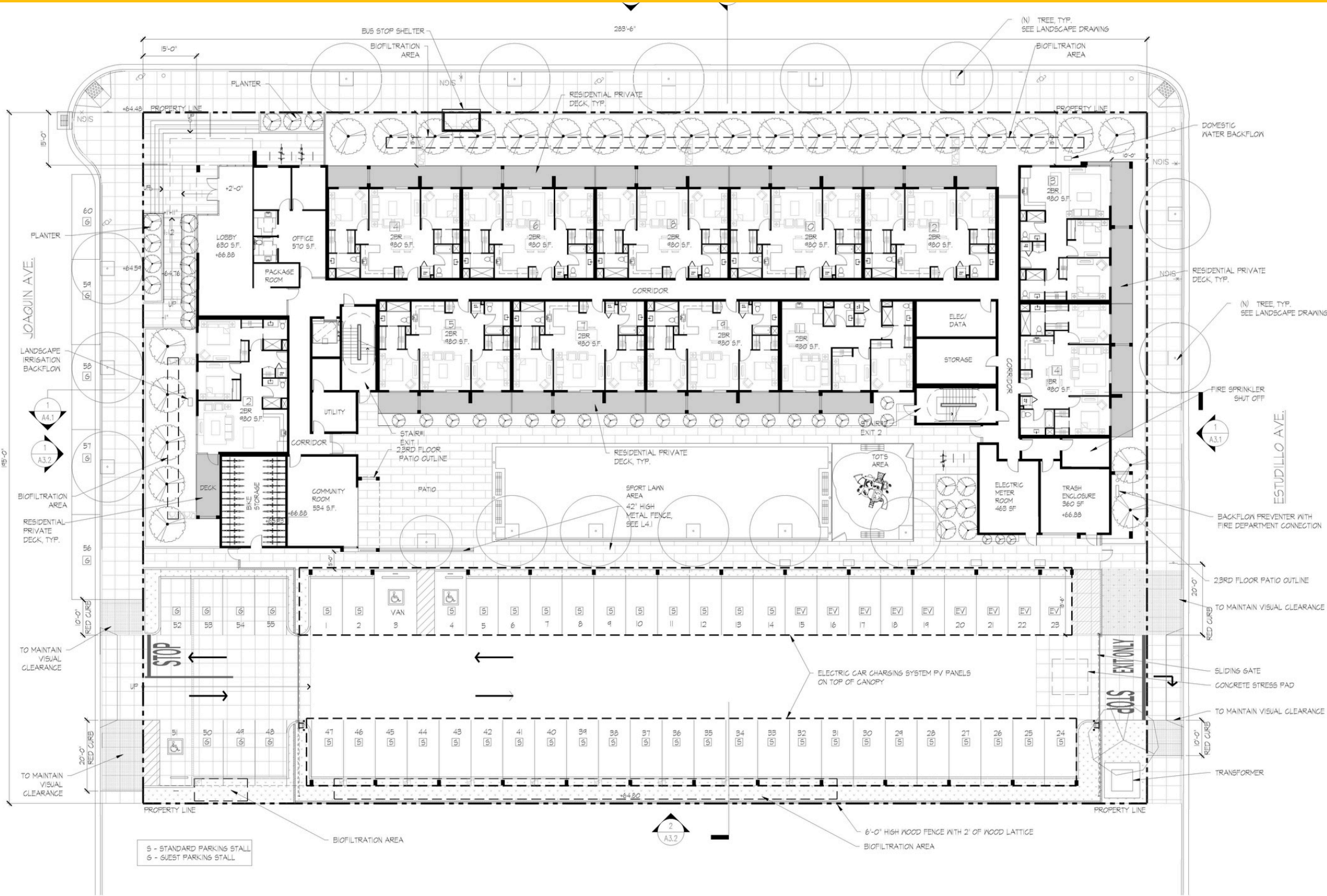
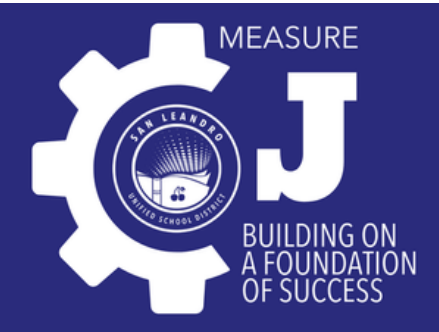


PROJECT UPDATE

# WORKFORCE HOUSING

## Building Program

- 3 stories of 1- and 2-bedroom units (approx. 534–980 sq. ft.).
- Ground floor includes lobby, community room, bike storage, Play area, sport lawn, and landscaped open space.
- 60 total parking spaces (including EV and guest).



1000 BRANNAN STREET  
SUITE 404  
SAN FRANCISCO, CA 94103  
T 415.371.1400  
F 415.371.1401  
www.axisgfa.com

PROJECT NAME

**1388 BANCROFT**

1388 BANCROFT AVENUE  
SAN LEANDRO, CA 94577  
APN: 77-524-12-4



NO.	DATE	ISSUES AND REVISIONS	BY
1.	01/15/2020	ENTITLEMENT SET	

TO MAINTAIN VISUAL CLEARANCE
RED CURB
SLIDING GATE
CONCRETE STRESS PAD
TO MAINTAIN VISUAL CLEARANCE
RED CURB
TRANSFORMER

DATE

SCALE AS SHOWN

PROJECT NUMBER

COMPUTER FILE

PROJECT NAME

DESCRIPTION

GROUND FLOOR PLAN

SHEET NUMBER

**A02.00**



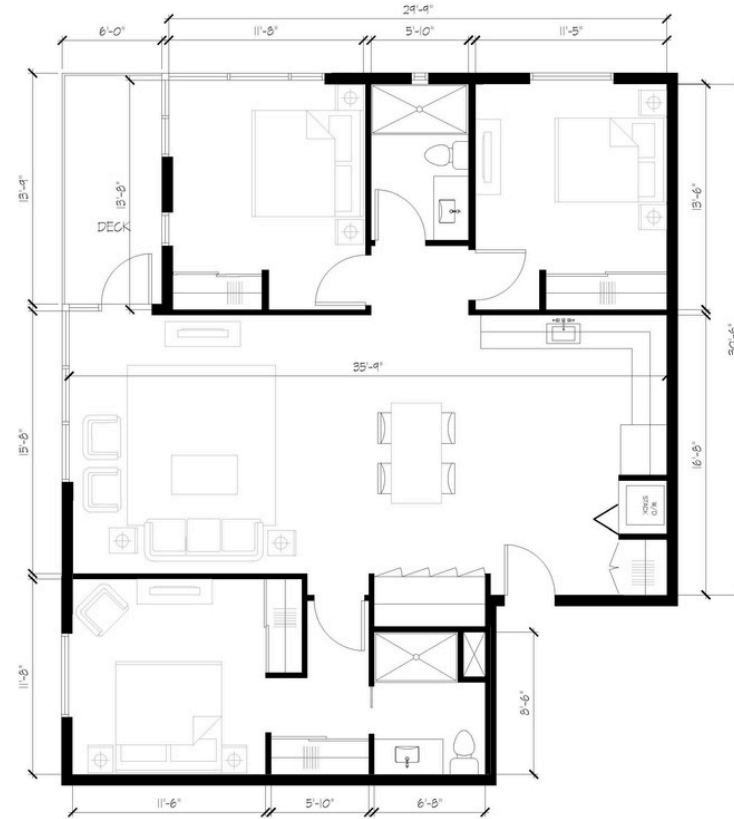
Project Update

# WORKFORCE HOUSING

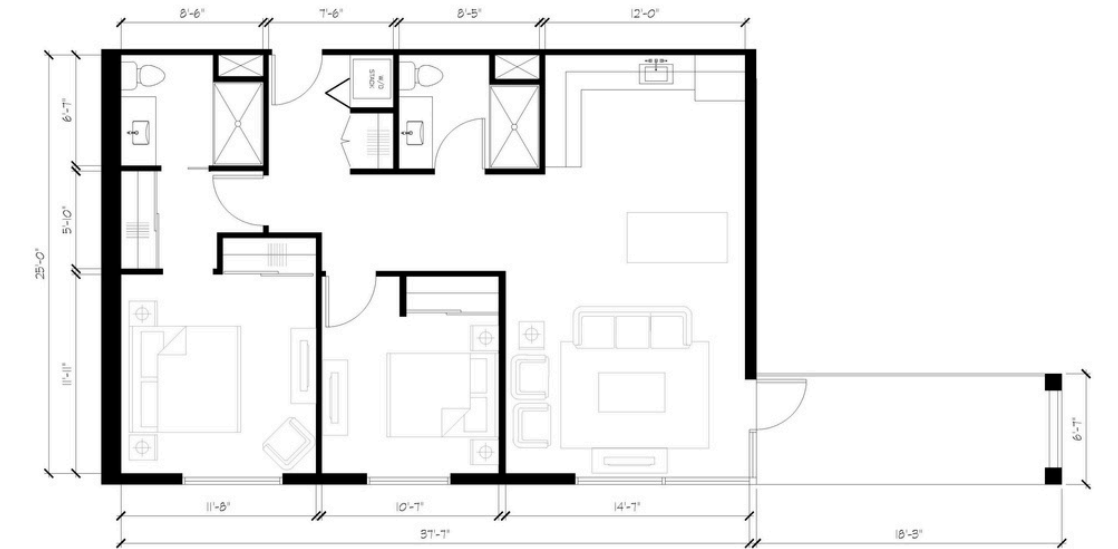
## Apartment Floorplans

### Unit Mix

- 1-bedroom (≈ 534 sq ft)
- 2-bedroom (≈ 980 sq ft)



UNIT A3 - 3 BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



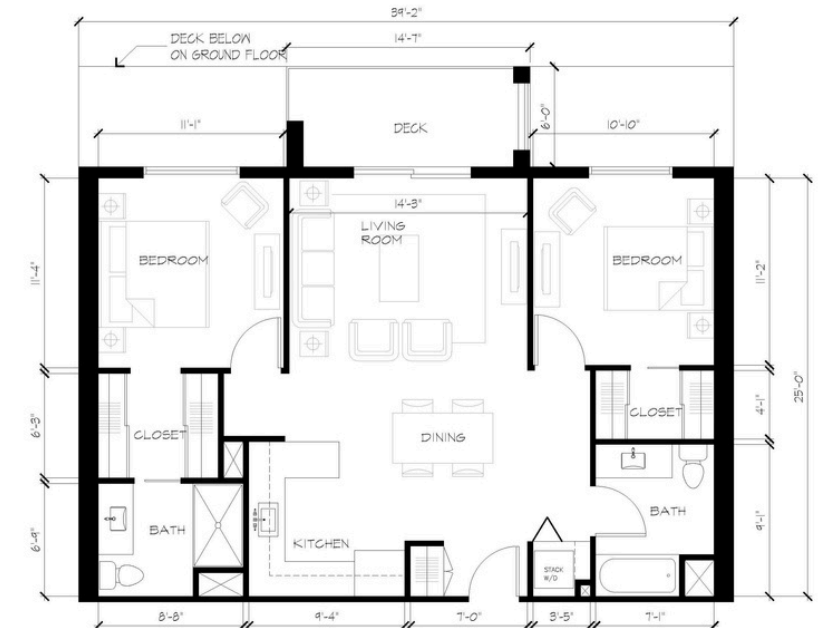
UNIT B - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



UNIT A3 - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



UNIT A2 - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0"



UNIT A1 - 2 BEDROOM UNIT  
SCALE: 1/4" = 1'-0"

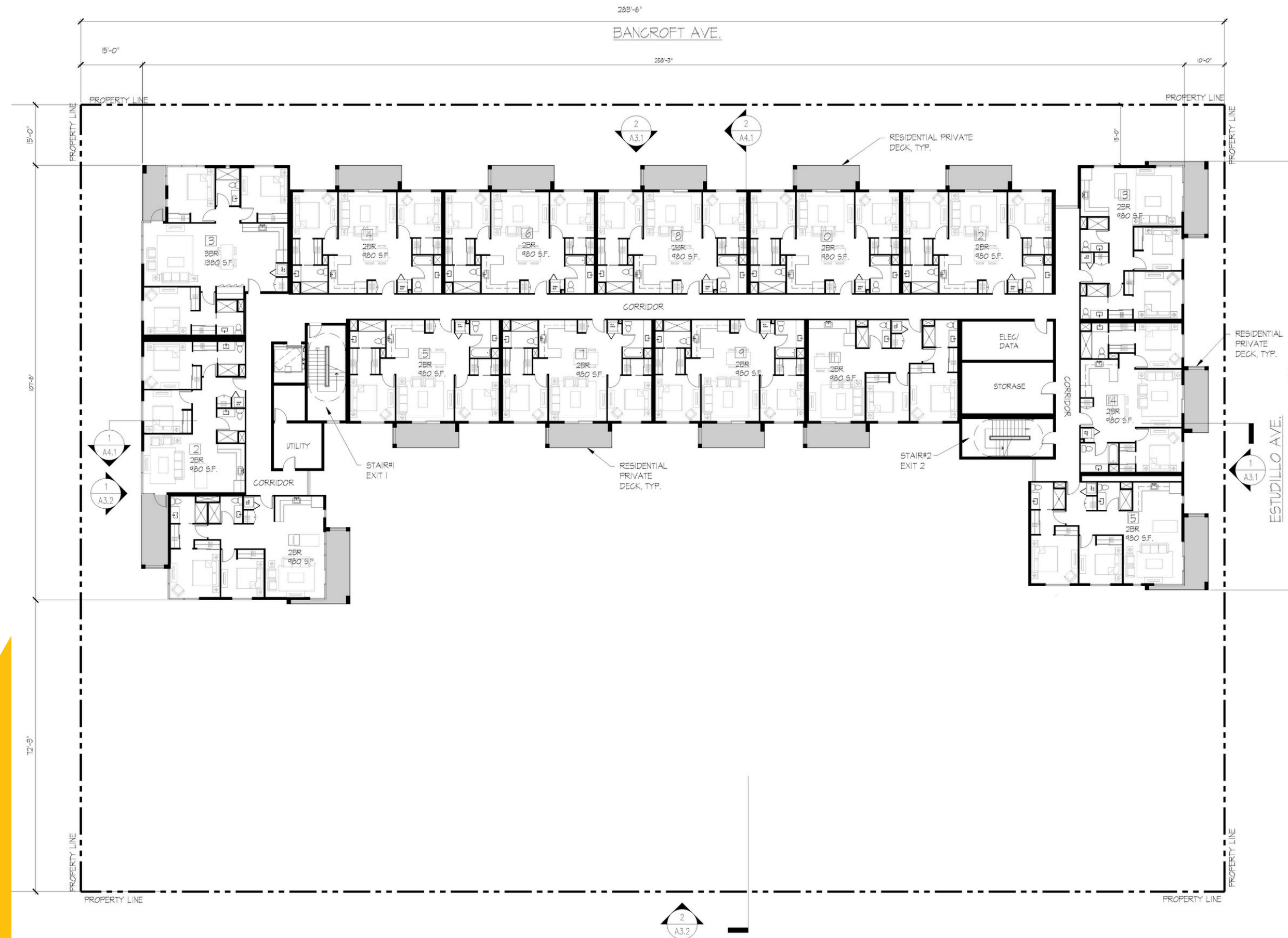


Project Update

# WORKFORCE HOUSING

## Next Steps

- Complete purchase and file CEQA exemption.
- Return to Board with full design and budget plan.



BOND

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# THANK YOU!

