

Ravenswood City
School District

Funding the Future

September 9th, 2021

Executive Summary

- In SY21-22 RCSD expects to receive a record amount of overall funding due to stimulus, the shift into basic aid, and a record donation from REF. This puts us into the **top third of districts in the county on a per-pupil funding basis.**
- Yet when we adjust for student need, **even with this record funding, RCSD receives roughly the same amount per pupil as the typical district** in the county.
- **Without these one time funds, we will drop down to below county average in per-pupil funding**



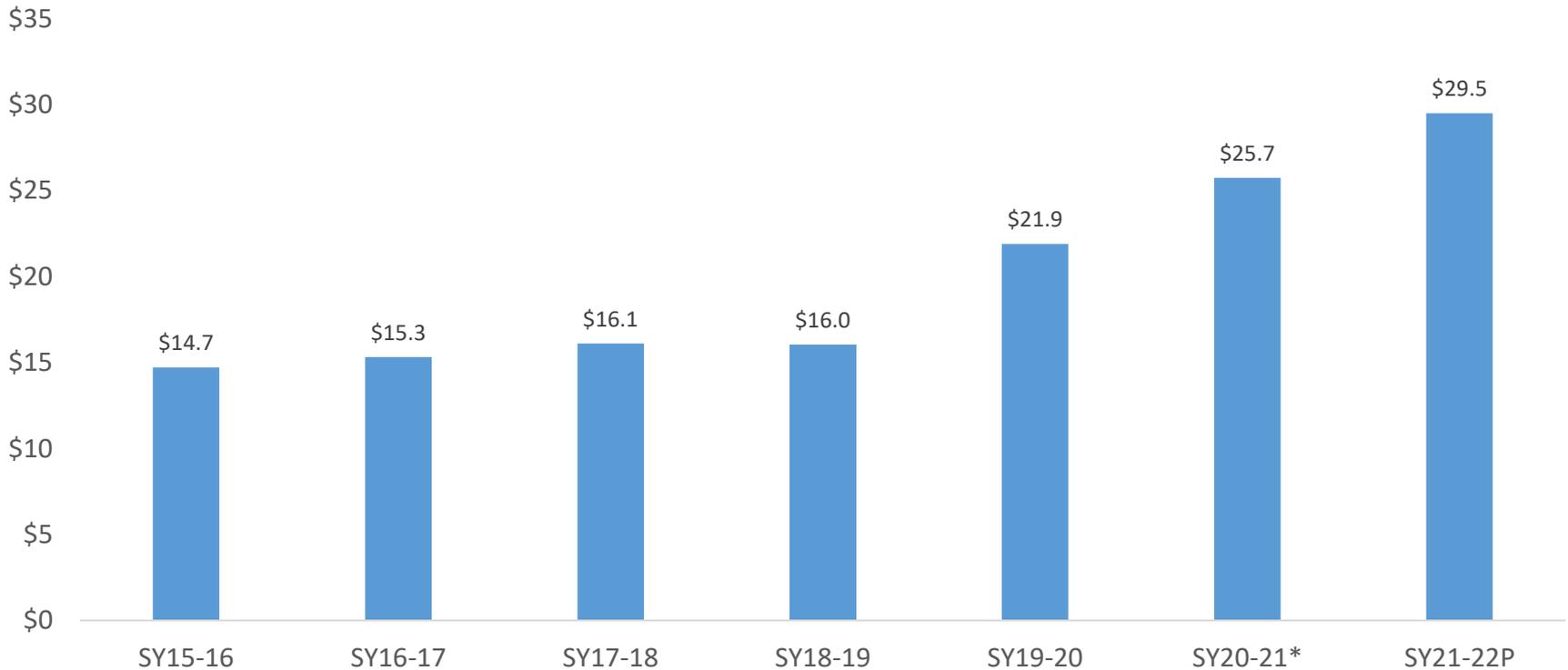
- If we want to keep our adjusted budget in-line with other districts in the county, **Ravenswood needs to have the highest per-pupil funding in the county and needs to develop sustainable and reliable revenue streams.**
- RCSD's amount of land across EPA and Menlo Park is a **significant source of revenue.** We are proposing **leasing our two unleased properties** at the District Office site and the Flood Lot site and **using those sites to maximize revenue for our students and families.**



Per Pupil Expenditure

Currently, our SY21-22 per-pupil expenditures are likely to be the highest ever in Ravenswood history

All Funds Expenditures Per Pupil,
SY15-16 to SY21-22P



*Note that this is expenditures, which do not necessarily line up with our revenues per student

**SY20-21 saw a reduced number of students due to the COVID-19 pandemic, and as such, the total enrollment was much lower than originally anticipated

Per Pupil Expenditure

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Small class sizes – an average of 17 students per class



Universal After-School Programming

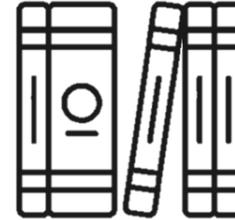


Technology Upgrades (including 1:1 laptops)

Universal Robust Summer School



Upgraded Curriculum (K-5 Science, MS Social Studies, MS Science Pilot, MS ELA Pilot)



Extended Day



Partnerships with Rhythm and Moves, CASSY, Playworks, 49ers Academy, FoodCorps, and more

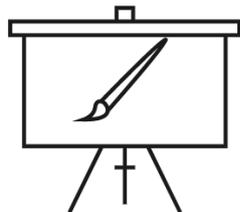


1 instructional coach for every 10 teachers

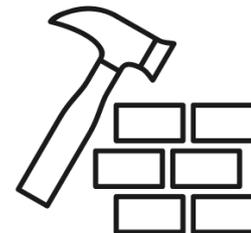


Robust school support staff – intervention teachers, VPs, Coordinators

Art, Music, and Makerspace Programming



Facility Upgrades at Every School

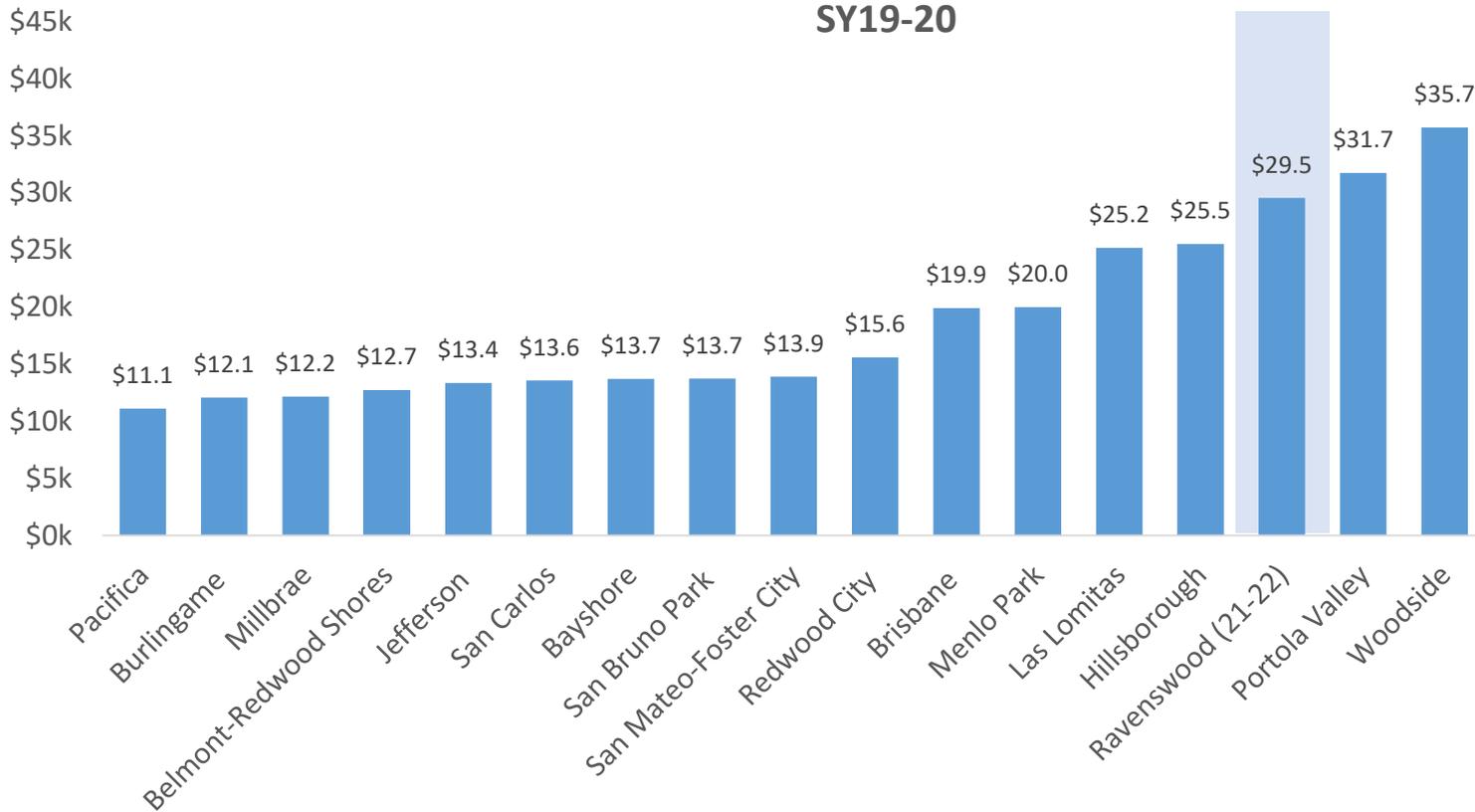


And so much more!

Per Pupil Expenditure – In Comparison

This means that we have among the highest per-pupil revenue in the county

All Funds Revenues Per Pupil,
One-time funding included
SY19-20

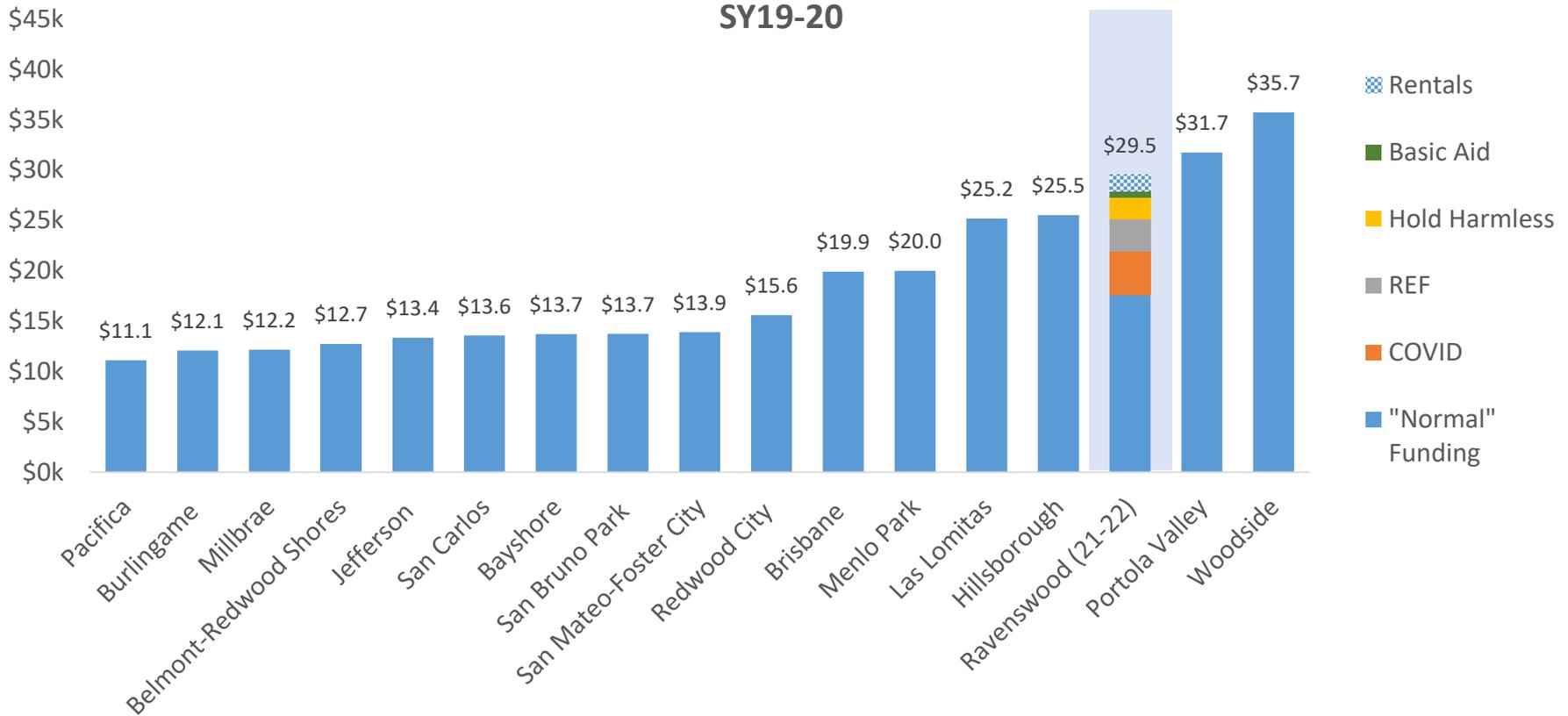


*Assumes that expenditures for other schools are the same as revenues
Source: Ed-Data

Per Pupil Expenditure – In Comparison

Yet this is highly reliant on one-time funding

All Funds Revenues Per Pupil,
One-time funding included
SY19-20



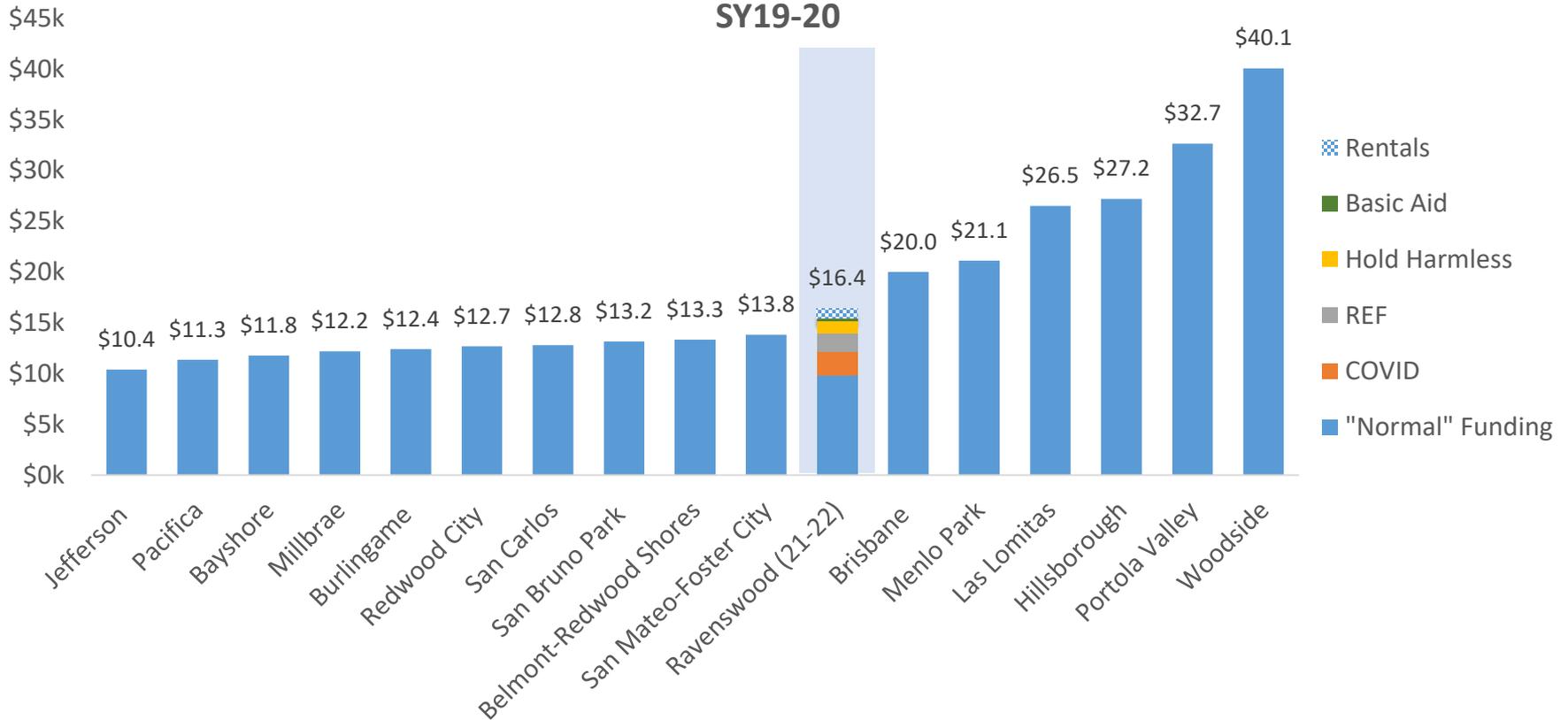
*Assumes that expenditures for other schools are the same as revenues
Source: Ed-Data

Per Pupil Expenditure – In Comparison

Even with this one-time funding, when adjusting for need we are roughly average in per-pupil funding in the County

All Funds Revenues Per Weighted Pupil,
One-time funding included

SY19-20



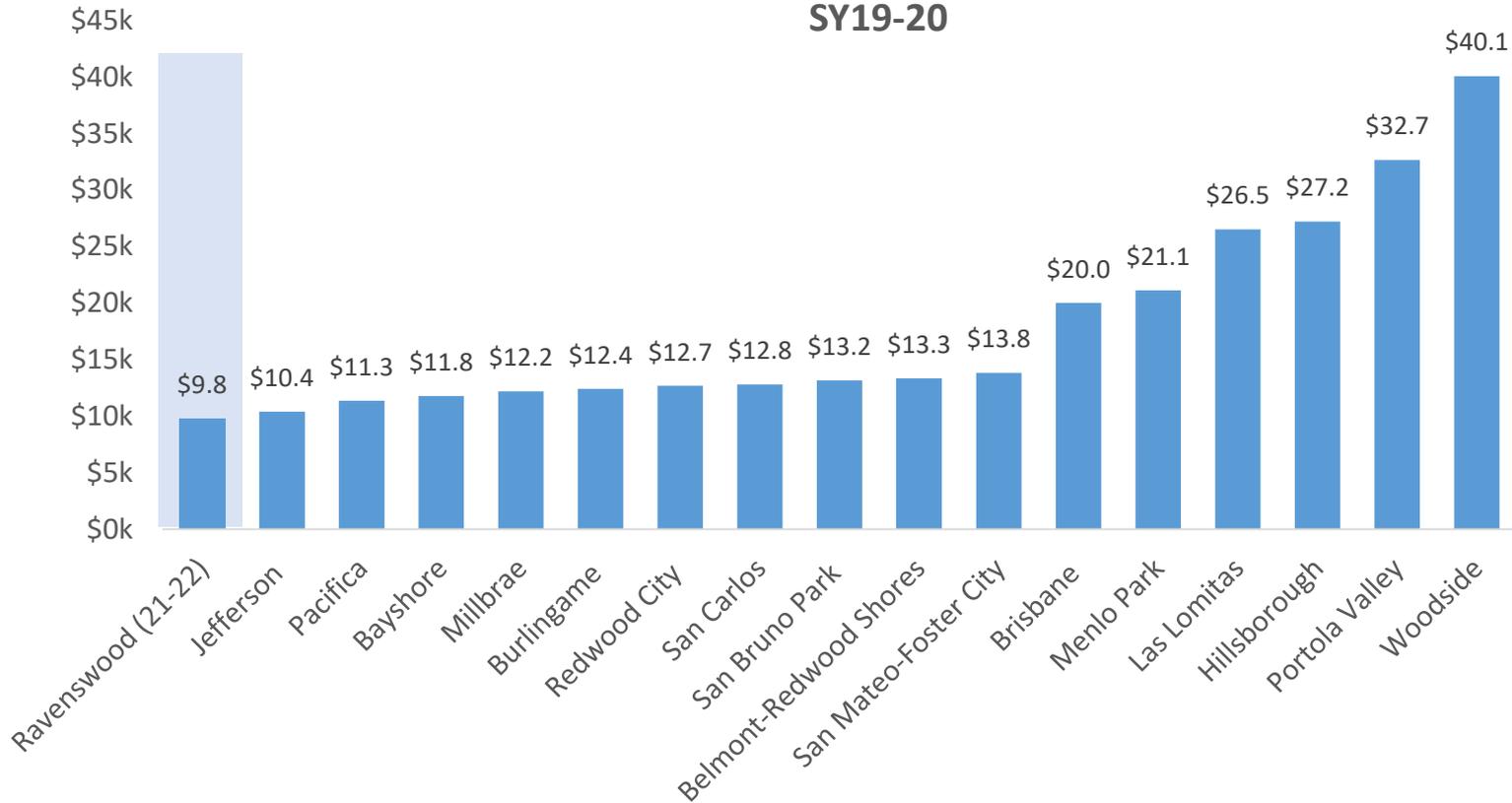
*Assumes that expenses for other districts equals the revenues

Source: <http://www.ed-data.org>; ERS analysis of per weighted pupil funding based on LCFF Weights of 1.2 for FRPM/EL/Foster, and 1.5 for Concentration Weight (above 55%).

Per Pupil Expenditure – In Comparison

Yet if this one time funding disappeared, we would have the lowest per-pupil revenue in the county

All Funds Revenues Per Weighted Pupil,
One-time funding included
SY19-20



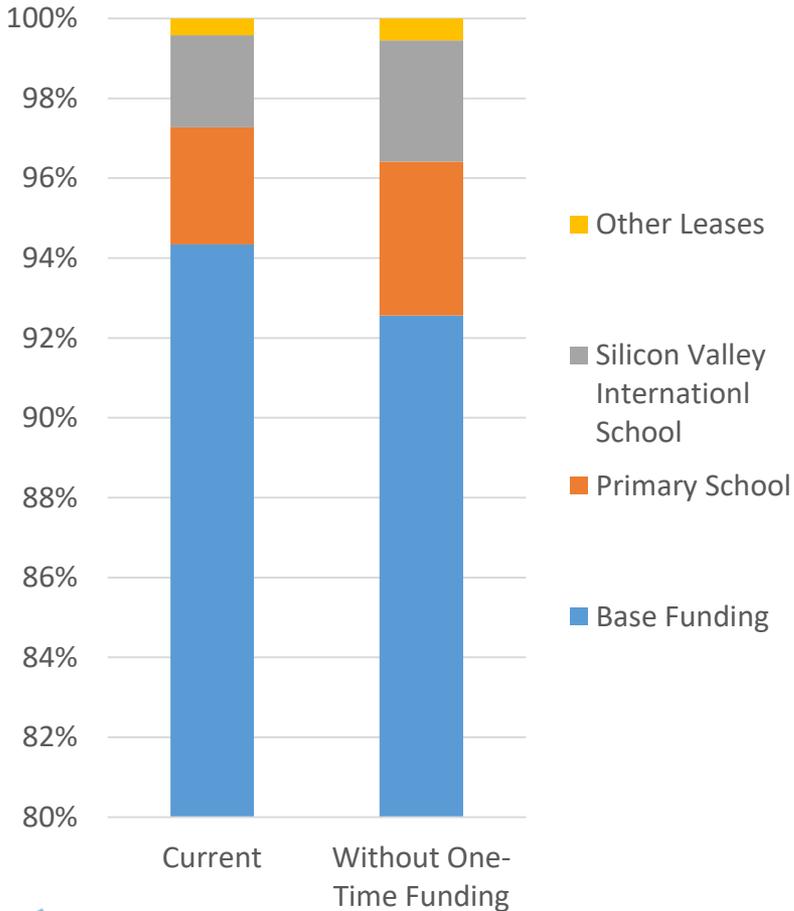
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Lease Impact

Leases today already make up 5.6% of our revenue – and 7.4% if you factor out one-time funds

Impact of Leases



- We currently have nine active formal leases, bringing in \$2.7m a year
- Our biggest leases are with Silicon Valley International School (\$1.1m a year) and The Primary School (\$1.4m a year)
- We also have smaller **leases with important community partners** – Izzy, WIC, Family Connections, BGCP, All Five



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Next Steps

After a number of conversations, we are proposing choosing the best lease proposal based on economics

What that means:

- We'll choose the highest responsible bidder
- This could be complex, as some bidders may include a high proposed ground lease and then negotiate down, add undesirable payment terms, or propose an infeasible project

We are doing this because:

- Excellent schools are our best way of benefiting our community
- The district needs to be financially stable in the long term, and this is Ravenswood's only self-sufficient path towards competing financially with nearby affluent communities
- We have historically always chosen community benefit by bringing in community partners



Next Steps

There remains an extended timeline on developing both sites

2120 Euclid (Current District Office)	Flood Site
<p><i>The site is currently zoned flexibly making it difficult to predict what will likely be on the site (mid/high rise commercial or residential seem like the most likely outcomes)</i></p>	<p><i>The site will likely be zoned for low density residential housing</i></p>
<p>Summer, 2021</p> <ul style="list-style-type: none"> We have contracted with JLL to gather information on the site and begin to attract possible leases; <p>Fall, 2021</p> <ul style="list-style-type: none"> JLL will release marketing material after labor day, kicking off an open procurement process for the site; We will select the highest proposal and negotiate the terms of the lease; 	
<p>Winter, 2021</p> <ul style="list-style-type: none"> That lessee will then go to the City of EPA for permitting; the district will not be involved in that process; <p>Next Fall/Winter, Potentially 2022(?)</p> <ul style="list-style-type: none"> Once the plans are approved and the developer is ready to begin building, the district will move out of their current space and the current district office will be demolished; <p>TBD – Potentially 2024-25</p> <ul style="list-style-type: none"> Once the site is developed, the district will begin receiving the bulk of the rental revenue for the site (the district will likely receive smaller amounts once a lessee is selected) 	<p>Winter 2021 – Winter 2022</p> <ul style="list-style-type: none"> That lessee will then participate in the City of Menlo Parks rezoning process; the district will not be involved in that process; <p>Spring, 2023</p> <ul style="list-style-type: none"> Once the City of Menlo Park’s rezoning process is complete, the City of Menlo Park will review and approve plans for construction; <p>TBD – Potentially 2024-25</p> <ul style="list-style-type: none"> Once the site is developed, the district will begin receiving the bulk of the rental revenue for the site (the district will likely receive smaller amounts once a lessee is selected)

