

Bogard Construction Breaks Ground on 100-Unit Educator Housing Project for Santa Cruz City Schools

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SANTA CRUZ, Calif., March 20, 2026 — Bogard Construction, a family-owned building contractor serving Santa Cruz and the Greater Bay Area, in partnership with Santa Cruz City Schools, broke ground today on the district's first Educator Housing Community at 313 Swift Street. Addressing the affordability challenges in the area, the 100-unit development will provide below-market-rate housing for district teachers and staff. The project, funded through voter-approved Measures K and L, marks a major step forward for educator workforce housing in Santa Cruz County as school districts across California seek practical ways to address recruitment and retention in high-cost regions.

"As a lifelong resident of Santa Cruz, I'm incredibly proud to see our community, with one of the highest rental rates in the nation, lead the way in California with educator housing," said Jared Bogaard, president of Bogard Construction. "Our team is very excited about this groundbreaking milestone, as we have worked very hard with the district and our project partners to bring the best value in project delivery."

The project is being delivered through an Alternative Design-Build approach, bringing Bogard, Santa Cruz City Schools, and the design team together early in the process to align budget, constructability, site planning, and program goals. Working with architects EHDD and Studio VARA during preconstruction, Bogard helped optimize the four-acre, district-owned site, expanding the project from an original 80-unit concept to 100 units while remaining aligned with district priorities and available funding.

“Early coordination played an important role,” added Bogaard. “By bringing together the builder, district, and design team from the start, we were able to address site challenges promptly, stay aligned with district goals, and deliver a stronger development.”

The roughly 120,000-square-foot community includes studio, one-, two-, and three-bedroom apartments, along with site improvements and renovations to two existing buildings on the property. Architecturally, the building is organized into smaller “neighborhoods” across three distinct masses connected by elevated bridges and exterior walkways. This design achieves a

“housing-in-the-park” feel, combining relatively dense massing with a fabric of lush, human-scale outdoor spaces oriented to capture natural light and coastal views.

Construction is scheduled for completion in 2028.

About Bogard Construction

Bogard Construction was founded in Santa Cruz in 1947 by Victor Bogard, Sr. Currently owned and operated by third and fourth-generation family members, Bogard provides General Contracting, Design/Build, Construction Management, and Project Management services throughout Northern California. Bogard’s experience extends across a wide array of project sizes and types – including healthcare, multi-residential, churches, retail, schools, office buildings, libraries, and more. To learn more about Bogard Construction, visit

www.bogardconstruction.com.

