

1 [Supporting United States Senate Bill 1412 (Franken and Portman) - Housing for Homeless
2 Students Act]

3 **Resolution supporting United States Senate Bill 1412, the Housing for Homeless**
4 **Students Act, sponsored by Senators Al Franken and Rob Portman.**

5
6 WHEREAS, The Low Income Housing Tax Credit Program (LIHTC) provides a
7 reduction in tax liability for developers that build or rehabilitate affordable rental housing units;
8 and

9 WHEREAS, The LIHTC has been used successfully to build properties intended to
10 house individuals, youth, and families who experience homelessness; and

11 WHEREAS, Landlords who participate in the program get to claim tax credits for their
12 tax credit properties in return for renting to low-income tenants at a restricted rent; and

13 WHEREAS, Currently, residents in housing funded by the LIHTC cannot be full-time
14 students unless they meet certain exceptions; and

15 WHEREAS, The “student rule” in the current LIHTC is intended to prohibit funds from
16 being used to construct dormitories and to prevent college students, who often have
17 *temporarily* low incomes, from utilizing resources meant for individuals and families with more
18 serious and longer-term housing needs; and

19 WHEREAS, The “student rule” provides no exception for the homeless and previously
20 homeless youth, or veterans, and has had the unintended consequence of holding back truly
21 low-income individuals and the formerly homeless from attaining higher education; and

22 WHEREAS, In San Francisco, there are currently 126 affordable housing sites that are
23 funded through the LIHTC, and two transitional age youth supportive housing buildings that
24 are funded through the LIHTC; and

25

1 WHEREAS, In one of the transitional aged youth affordable housing buildings, 9 of the
2 current 11 part-time students would like to be in school full-time, but are limited by the rules
3 set forth in the current LIHTC; and

4 WHEREAS, Preventing access to full-time education opportunities is a barrier to self-
5 sufficiency, especially for formerly homeless youth, individuals, and families; and

6 WHEREAS, Preventing access to full-time education needlessly delays formerly
7 homeless youth and individuals from attaining a higher education and causes extra time and
8 cost burdens that the vast majority of students do not have to suffer through; and

9 WHEREAS, United States Senators Al Franken and Rob Portman have introduced
10 Senate Bill 1412, known as the Housing for Homeless Students Act, that will exempt
11 individuals from the student rule if they experienced homelessness at any point in the five
12 years prior to moving into a LIHTC funded affordable housing building; and

13 WHEREAS, The Housing for Homeless Students Act would expand eligibility to include
14 homeless individuals covered by the definition of “homeless children and youth” in the
15 Mckinney-Vento Homeless Assistance Act, and to veterans who have been homeless to
16 ensure that they have access to affordable housing while seeking an education; and

17 WHEREAS, The changes proposed in the Housing for Homeless Student Act will allow
18 full-time students who experience, or recently experienced homelessness to become eligible,
19 or retain eligibility for LIHTC funded housing units; now, therefore, be it

20 RESOLVED, That the San Francisco Board of Supervisors fully supports the Housing
21 for Homeless Students Act and urges Congress to pass the bill immediately.