

# Affordable Educator Housing - land acquisition and construction



**Mission Economic Development Agency -  
MEDA**

# Need for Teacher's Housing



***“The state’s growing teacher shortages have a disproportionate impact on already disadvantaged students (...) Addressing the housing affordability challenges that so many teachers face is an important step in both attracting and retaining teachers and improving outcomes for California’s students.”***

- *Turner Center Research Director Elizabeth Kneebone.*

*Source: UC Berkeley News*



# Housing Burden on Teachers



- **UESF reports a 10% Attrition Rate Yearly due primarily to Housing costs**
  - 64 percent of its teachers spending more than 30 percent of their income on rent
  - If Teachers are not able to live in the communities they serve it will continue to destabilizes our educational system
- **SFUSD 2019 Board Resolution for 550 units of housing by 2030.**
- **What are alternatives to SFUSD land?**



# Need for Homeownership Project



- Homeownership is an investment in permanently housing teachers and building intergenerational wealth
  - The teachers build equity instead of subsidy gap financing for a rental building and paying a landlord
- Benefits of a 100% Affordable Condo building (per Prop E Regs) vs. Rental
  - Building specifically designed to maintain low cost HOA fees
  - Sustainable Net Zero Energy Common Area Building
  - HOA is entirely controlled by teachers
  - Permanent Teacher Community Facilities to gather and develop a stronger support system vs. scattered ownership across city as in BMR units.

