

1 [Urging the Mayor's Office of Housing and Community Development to Create Affordable  
2 Rental Housing for Educators of the San Francisco Unified School District]

3 **Resolution urging the Mayor's Office of Housing and Community Development to**  
4 **develop a pilot program to create affordable rental housing for educators of the San**  
5 **Francisco Unified School District.**

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7 WHEREAS, The City and County of San Francisco (the "City") is committed to serving  
8 our children by attracting and retaining well-qualified classroom teachers and  
9 paraprofessionals who provide quality education; and

10 WHEREAS, The City places a high value on our public education system, and the  
11 availability of affordable housing for classroom teachers and paraprofessionals of the San  
12 Francisco Unified School District ("SFUSD") is critical to the overall success and stability of  
13 each school in the City; and

14 WHEREAS, Students and the community at large benefit from classroom teachers and  
15 paraprofessionals of SFUSD ("SFUSD Educators") living in the community in which they  
16 practice their profession, which promotes stability, community involvement, and stronger ties  
17 between SFUSD Educators, their students, and their families; and

18 WHEREAS, Any shortage of SFUSD Educators negatively impacts the quality of  
19 education in SFUSD schools, student academic achievement and morale of teachers, staff  
20 and administrators; and

21 WHEREAS, SFUSD requires a total of 3,600 teachers annually to meet classroom  
22 needs but is challenged by a teacher attrition rate of approximately 10 percent annually, which  
23 is primarily attributed to less experienced teachers leaving and inevitable retirements, as 33  
24 percent of SFUSD teachers are over 50 years of age and 19 percent are over 60 years of  
25 age; and

1           WHEREAS, Enrollment in teacher preparation programs in California has dropped by  
2 75 percent in the past decade thereby decreasing the number of eligible classroom teachers  
3 and increasing competition between school districts for certificated staff; and

4           WHEREAS, The high cost of housing in the City along with the teacher shortage is  
5 making it more difficult for SFUSD to recruit new educators and is also cited as a factor in  
6 attrition; and

7           WHEREAS, Based on a survey administered by SFUSD in June 2016, many SFUSD  
8 Educators are paying more than 30 percent of household income toward rent with nearly 58  
9 percent of SFUSD teachers surveyed and nearly 67 percent of SFUSD paraprofessionals  
10 surveyed reporting that it is “somewhat difficult” or “very difficult” to afford housing costs each  
11 month; and

12           WHEREAS, Over 70 percent of SFUSD teachers surveyed and 56 percent of SFUSD  
13 paraprofessionals surveyed also reported that their salaries provide the majority of their  
14 household income; and

15           WHEREAS, Between 2011 and 2017, average market rents increased 50% and home  
16 prices increased 72% (Zillow), deeply exacerbating an already inadequate housing supply for  
17 households earning less than 120% of AMI, including many SFUSD Educators; and

18           WHEREAS, Many SFUSD Educators who reside in the City face untenable rent  
19 burdens: an experienced educator earning 100% of AMI (\$80,700 for an individual) must pay  
20 47% of his or her income for a market-rate 1-bedroom apartment (\$3,173; Trulia, Zillow,  
21 Zumper); and

22           WHEREAS, The high cost of housing is also a statewide challenge, given that  
23 California has six of the most expensive rental markets in the nation and almost half of  
24 Californian renters pay more than 35 percent of their income toward rent according to the  
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1 Public Policy Institute of California’s report dated January 2017, and 75 percent of public  
2 school districts are experiencing teacher shortages at an increasing rate; and

3 WHEREAS, The City and the United States Department of Housing and Urban  
4 Development (“HUD”) support housing opportunities for teachers through programs like the  
5 Teacher Next Door program and the Teacher Housing Initiative, which the latter was a  
6 partnership between HUD and SFUSD pursuant to SFUSD Board Resolution 04-25A4  
7 adopted May 23, 2000; and

8 WHEREAS, Section 42(g)(9) of the Internal Revenue Code (26 USC § 42(g)(9)) allows  
9 the use of tax credits for projects with occupancy restrictions that favor tenants who are  
10 members of a specified group under a State program or policy that supports housing for such  
11 a specified group; and

12 WHERAS, The Teacher Housing Act of 2016 (Health & Safety Code § 53570 et seq.)  
13 was enacted by the California Legislature to create a specific state policy supporting housing  
14 for teachers and school district employees as set forth in Section 42(g)(9) of the Internal  
15 Revenue Code and permit school districts and developers in receipt of local or state funds or  
16 tax credits designated for affordable rental housing to restrict occupancy to teachers and  
17 school district employees on land owned by school districts; and

18 WHEREAS, SFUSD desires to work with the Mayor’s Office of Housing and  
19 Community Development (“MOHCD”) to implement the Teacher Housing Act of 2016  
20 pursuant to Resolution No. 75-23Sp1 of the SFUSD Board of Education; and

21 WHEREAS, SFUSD and MOHCD desire to work together to utilize tax credits, tax  
22 exempt bonds, public and private partnerships and other innovative financing to develop  
23 affordable housing for SFUSD Educators; and

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1           WHEREAS, The purpose of this Resolution is to state the City’s policy to create  
2 affordable housing opportunities for SFUSD Educators and support SFUSD’s implementation  
3 of the Teacher Housing Act of 2016; and

4           WHEREAS, The Board of Supervisors of the City and County of San Francisco (the  
5 “Board”) finds and declares that it is a necessary and important public purpose to provide  
6 affordable housing to SFUSD Educators, and the SFUSD Board of Education has made the  
7 same findings; and

8           WHEREAS, The Board finds and declares that a restriction for affordable housing for  
9 SFUSD Educators unable to afford market rents is necessary to achieve the important public  
10 purpose of increasing opportunities for such persons to continue to live in the City, reduce  
11 turnover of SFUSD Educators, and support the educational success and stability of each  
12 school in SFUSD and the children in the City, and the SFUSD Board of Education has made  
13 the same findings; now, therefore, be it

14           RESOLVED, That the Board hereby urges the Director of MOHCD (the “Director”), on  
15 behalf of the City and County of San Francisco, to develop a pilot program for the  
16 development and construction of affordable housing for households of SFUSD Educators, and  
17 utilization of tax credits, tax exempt bonds, public and private partnerships and other  
18 innovative financing and land transfers for such purpose; and, be it

19           FURTHER RESOLVED, That the Board of Supervisors urges the Director, on behalf of  
20 the City and County of San Francisco, to assist SFUSD to implement any policies or programs  
21 pursuant to the authority granted by the Teacher Housing Act of 2016.