

FROM: SFUSD - Human Resources & Stanford University - Center of Education Policy Analysis
TO: Educator Housing Work Group
RE: QTEA Teacher Survey Results - Housing Questions

This memorandum summarizes key findings relevant to the Educator Housing Working Group from the QTEA Teacher Survey administered for SFUSD by Stanford University in May of 2017. The responses specific to the housing questions represent a sample size of approximately 1,960 teachers (slight variations per question).

Note: Roughly 3,291 teachers had the opportunity to take the survey. Of these, 2,178 responded to at least one survey question, while 1,980 reached the very last page.

Summary:

On average, research shows that most households in the US spend 30% of their income towards their rent to sustain a quality of life. In San Francisco, 64% of SFUSD teachers spend more than 30% of their income towards rent. An additional 14.7% of teachers in San Francisco spend more than 50% of their income.

We also surveyed household income and size to better understand the configuration of housing that would best serve SFUSD teachers. Fifty percent of the respondents would qualify for housing under 120% AMI and a little over half of the respondents would qualify for units with 2 bedrooms or more. One-third of respondents would qualify for a studio unit.

The programs most teachers would utilize and feel they would most benefit from are rental assistance and educator housing. While rental assistance showed very clear strong interest from the teachers, responses to educator housing were more polarized between those who have a strong interest in educator housing and those who do not. Of the fifty-seven percent of respondents who stated that they are interested in educator housing, an overwhelming majority stated that educator housing would increase their likelihood to stay in SFUSD.

Further analysis will be conducted with MOHCD to provide the best educator housing model.

What percent of income are teachers using towards rent?

- 32% of teachers use more than 40% of their income towards rent (14.7% teachers use more than 50% of their income)
- 32% of teachers use between 30% and 39% of their income towards rent
- 35% of teachers use less than 30% of their income towards rent

Of teachers who rent, whom do they live with?

- 15% live alone
 - 51% live with a partner/spouse
 - 16% live with both a partner/spouse and at least one child
 - 7% live with at least one child but not with a spouse
 - 34% live with a partner/spouse but not with a child
 - 26% live with one or more roommates
 - 8% live with a relative
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What variance exists between household income and the number of family members who live with each teacher?

- Of those who reported a household income between \$50,000 - \$74,999 (29% of respondents)
 - 49% live alone (70 - 90% AMI)
 - 24% live with one family member (55 - 80% AMI)
 - 13% live with two family members (50 - 72% AMI)
 - 15% live with three or more family members (45 - 60% AMI)
 - Of those who reported a household income between \$75,000 - \$99,000 (21% of respondents)
 - 17% live alone (100 - 120% AMI)
 - 34% live with one family member (90 - 100% AMI)
 - 23% live with two family members (75 - 90% AMI)
 - 26% live with three or more family members (70 - 80% AMI)
 - Of those who reported a household income between \$100,000 - \$124,999 (18% of respondents)
 - 2% live alone (135 - 150% AMI)
 - 39% live with one family member (110 - 135% AMI)
 - 25% live with two family members (100 - 120% AMI)
 - 35% live with three or more family members (90 - 100% AMI)
 - Of those who had a household income between \$125,000 - \$149,000 (10% of respondents)
 - 0% live alone
 - 34% live with one family member (140 - 160% AMI)
 - 27% live with two family members (135 - 140% AMI)
 - 38% live with three or more family members (110 - 120% AMI)
 - Of those who had a household income between \$150,000 - \$250,000 (10% of respondents)
 - 0% live alone
 - 35% live with one family member (175 - 200% AMI)
 - 27% live with two family members (150 - 200% AMI)
 - 38% live with three or more family members (135 - 200%)
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What housing services would teachers take advantage of the most, and the least¹?

- **Rental Assistance** (opportunity to receive financial allowances to support rent), was ranked as the program most likely to be taken advantage of
 - 60% of respondents ranked it in the top two of five choices
 - 26% of respondents ranked it in the bottom two of five choices
- **Teacher Housing Development** was ranked as the program second most likely to be taken advantage of, but also the second *least* to likely to be taken advantage of
 - 48% of respondents ranked it in the top two of five choices
 - 25% of respondents ranked it as the program most likely to be taken advantage of
 - 34% of respondents ranked it in the bottom two of five choices
 - 20% of respondents ranked it as the program least likely to be taken advantage of, highlighting the inverted bell-curve nature of teacher housing
- **Housing Counseling** was ranked as the program third most likely to be taken advantage of
 - 36% of respondents ranked it in the top two of five choices

¹ The housing support programs offered in the survey were: (1) Housing Counseling; (2) Rental Assistance; (3) Eviction Protection; (4) Social-Responsible Property Manager Network; (5) Teacher Housing Development

- 42% of respondents ranked it in the bottom two of five choices
 - **Social-Responsible Property Manager Network** had the fewest respondents selecting it in their top two choices
 - 32% of respondents ranked it in the top two of five choices
 - 40% of respondents ranked it in the bottom two of five choices
 - **Eviction Protection** was ranked as the program least likely to be taken advantage of
 - 25% of respondents ranked it in the top two of five choices
 - 58% of respondents ranked it in the bottom two of five choices
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Would teachers take advantage of planned teacher housing, and would it also increase their likelihood of staying as a teacher in SFUSD?

- 32.5% of teachers would definitely take advantage of planned teacher housing
 - Of these teachers, 87% reported it would (definitely) increase their likelihood of staying as a teacher in SFUSD (96.6% if including both definitely and leaning yes)
- An additional 25.3% of teachers would lean towards taking advantage of planned teacher housing
 - Of these teachers, 32.2% reported it would (definitely) increase their likelihood of staying as a teacher in SFUSD (87.9% if including both definitely and leaning yes)
- 14.8% of teachers would lean towards not taking advantage of planned teaching housing
 - Of these teachers, 9.2% reported it would (definitely) increase their likelihood of staying as a teacher in SFUSD (34.9% if including both definitely and leaning yes)
- 27.5% of teachers would definitely not take advantage of planned teacher housing
 - Of these teachers, 9.3% reported it would (definitely) increase their likelihood of staying as a teacher (15.8% if including both definitely and leaning yes)