



# Educator Housing

## SPUR: Housing San Francisco's Teachers

### September 27, 2017

Mayor's Office of Housing and  
Community Development

San Francisco Unified  
School District

# Today's Presentation

- Who we are
- Need for educator housing
- Selection of Francis Scott Key Annex
- Building parameters
- Timeline and next steps

# Who We Are

## **Educator Housing Working Group**

- San Francisco Unified School District
- Mayor's Office of Housing & Community Development
- United Educators of San Francisco
- American Federation of Teachers
- AFL-CIO Housing Investment Trust

# Need for Teacher Housing

## Findings

- SFUSD requires 3,600 teachers annually but is challenged by a teacher attrition rate of approximately 10% annually;
- 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 in June 2017 survey;
- From 2011-2017, average market rents increased 50% and home prices increased 72% according to Zillow.



Hilary Elfman, a first-year special education teacher at a city elementary school, lives with her parents because she cannot afford market rent. (SF Chronicle, Feb 2017)

# Need for Teacher Housing

## Affordable vs. Market Rents by Area Median Income (AMI)

House hold Size	100% AMI	Afford Rent	120% AMI	Afford Rent	150% AMI	Afford Rent	CURRENT MARKET RENT	Affordability Gap, 100% AMI
1	80,700	2,018	96,850	2,421	121,050	3,026	2,495 (studio)	(477)
2	92,250	2,306	110,700	2,768	138,400	3,460	3,479 (1BR)	(1173)
3	103,750	2,594	124,500	2,113	155,650	3,891	4,500 (2BR)	(1906)
4	115,300	2,883	138,350	3,459	172,950	4,324	5,695 (3BR)	(2812)

(Zumper June 2017)

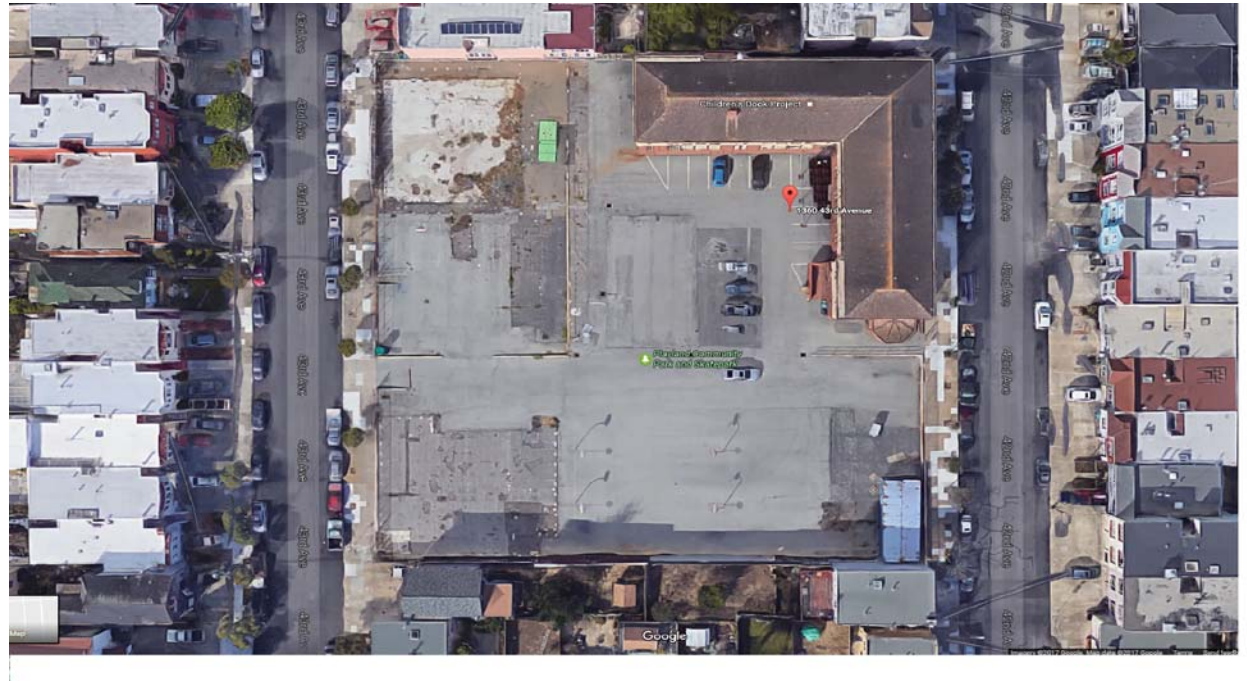
**An experienced educator earning \$80,700 or 100% of AMI must pay 52% of his or her income for a market-rate 1-bedroom apartment at \$3479.**

# Selection of Francis Scott Key Annex

## Feasibility Factors:

- Size
- Topography
- Zoning

Site allows for efficient design that maximizes number of units and meets initial financial feasibility criteria for educator housing models.



# Selection of Francis Scott Key Annex

## **The City's Commitment:**

- \$44 million for development of the first educator housing site
- Selection of experienced development team
- Engagement with community members
- Creating a model for future opportunities to build educator housing

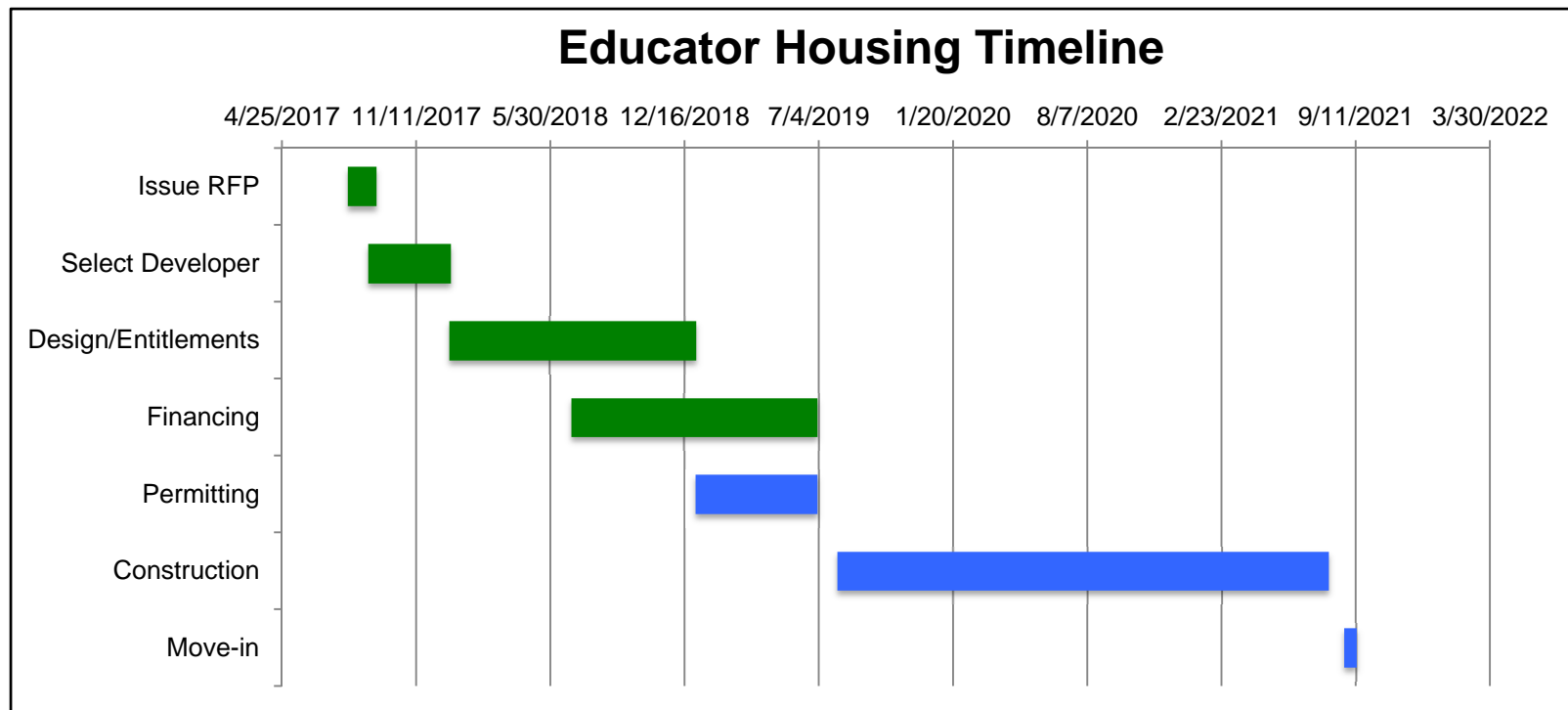
# Building Parameters

## Parameters

- Rental building
- Serving low, moderate and middle-income educators
- 130-150 units with 1, 2 and 3-bedrooms
- Currently zoned Public, requires rezoning to allow residential use
- Expected building elements:
  - Neighborhood scale, open space, parking and car share pods



# Process and Timeline





# Educator Housing

## SPUR: Housing San Francisco's Teachers

### September 27, 2017

Mayor's Office of Housing and  
Community Development

San Francisco Unified  
School District