Educator Housing
SPUR: Housing San Francisco’s Teachers
September 27, 2017
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)

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

(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 Timeline

- Issue RFP
- Select Developer
- Design/Entitlements
- Financing
- Permitting
- Construction
- Move-in
Educator Housing
SPUR: Housing San Francisco’s Teachers
September 27, 2017

Mayor’s Office of Housing and Community Development

San Francisco Unified School District