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ASSEMBLY BILL 1182: Teacher Housing Assistance Pilot Program

SUMMARY

AB 1182 establishes the Teacher Housing Assistance Pilot Program that provides financial assistance to teachers in high-cost counties which include Los Angeles, San Diego, Santa Clara and San Francisco counties. The pilot program provides rental or one-time down payment assistance to eligible teachers.

BACKGROUND

California is facing a teacher shortage crisis. Due to the high cost of living, school districts have had difficulty not only attracting, but retaining teachers.

In a recent California School Boards Association (CSBA) and Learning Policy Institute (LPI) survey, three-quarters of districts encounter difficulties finding qualified teachers. More than half of these districts claim that the shortage has worsened since the 2013-14 school year. [1] The report found that school districts in city and suburban areas listed cost of living as a major contributor to their rates of teacher shortage more frequently than rural school districts.

Californians greatly value our public education system, and housing security is vital to the success of our schools. The affordable housing crisis and teacher shortage are not mutually exclusive. In many counties, teachers' salaries do not meet the income required to live in the community in which they educate. For example, in Santa Clara County, the average annual teacher income is \$80-\$90,000 [2], but the income required to own a single-family home is over \$170,000 a year [3]. In the City and County of San Francisco, the average annual teacher income is approximately \$67,000, but the income required to own a single-family home is over \$200,000.

The Teacher Housing Act of 2016 (SB 1413, Leno) authorized school districts to establish and implement programs that address the housing needs of teachers and school district employees. AB 1413 was a significant step in the right direction, but it did not outline a program or funding to address housing stability among our teachers. AB 1182 helps fill this void.

PROBLEM

More than one-third of teachers are over the age of 50. Unfortunately, the supply of new teachers has hit a 12-year low, and teacher program enrollment has dropped by more than 70

percent in the last 10 years. [4] With the persistent teacher shortage, districts are being forced to leave positions vacant or hire teachers with provisional credentials. Ultimately, this affects our students and their learning environment.

When teachers are having problems making ends meet, it is difficult to recruit people to the profession. Additionally, if they become teachers, it is difficult to keep them for more than five years.

SOLUTION

AB 1182 would help address the housing instability for teachers in high-cost counties through a Teacher Housing Assistance Pilot Program. If we want to continue improving public education in California for our students, we must attract and retain the best educators.

Specifically, this bill does two things:

1. Provides one-time down payment assistance, up to 20% of the home sale price, but not to exceed 20% of the median home cost in the high-cost county that the eligible applicant resides;
2. Provide rental stipends which are equal to one-half of the eligible applicant's annual rent, but not to exceed \$1,500/month to teachers through 2022.

The pilot is administered by the CA Housing Finance Agency in Los Angeles, San Diego, Santa Clara, and San Francisco counties.

SUPPORT

Santa Clara County Office of Education (Sponsor)
San Francisco Unified School District

Sources:

- [1] <https://learningpolicyinstitute.org/product/ca-teacher-shortage-persistent-problem-brief>
- [2] <http://www.cde.ca.gov/ds/td/cs/documents/j90summary1516.pdf>
- [3] <http://www.ear.org/marketdata/data/haitraditional/>
- [4] https://www.washingtonpost.com/news/answer-sheet/wp/2016/01/24/report-why-californias-teaching-shortage-could-worsen-and-how-to-reverse-it/?utm_term=.4ebb02e1fd89