

# Goldbar Builders

*The gold standard of building*



Introducing the HATS Program for stronger schools

**Housing Affordability for Teacher Stability**

# About Goldbar Builders

- Started by a real estate developer, a contractor, and a teacher.
- Expertise working with government and the private sector
- Projects underway in many Bay Area locations, expecting exponential growth in the next year



# The Problem



- MUSD mid-range classified employees earn a starting salary of **\$43,812** (musd.org)
- Average annual rent for one-bedroom apartment in Santa Clara is **\$28,565** (rentcafe.com)

# State teacher shortage threatens students' future

By Joanna Petrone | March 3, 2016 | Updated: March 11, 2016 10:53am

## San Francisco Chronicle

California is experiencing a serious teacher shortage on track to worsen in coming years. Already ranked last in student-teacher ratios, California will need 106,000 new teachers over the next 10 years just to maintain its dismal staffing levels. Yet, according to a new report from the Learning Policy Institute, a nonpartisan research organization, enrollment in teacher preparation programs has **declined by more than 70 percent** in the last decade. As of mid-October, 3,900 open teaching positions were still listed on the state's hiring portal. When schools can't find qualified teachers to fill vacant positions, they hire under-qualified ones.

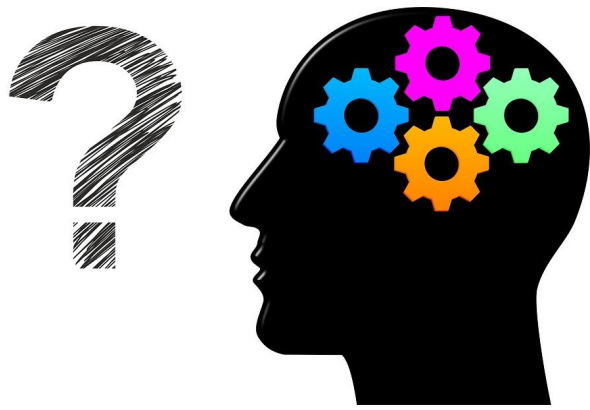
# Teacher Shortage on the Horizon



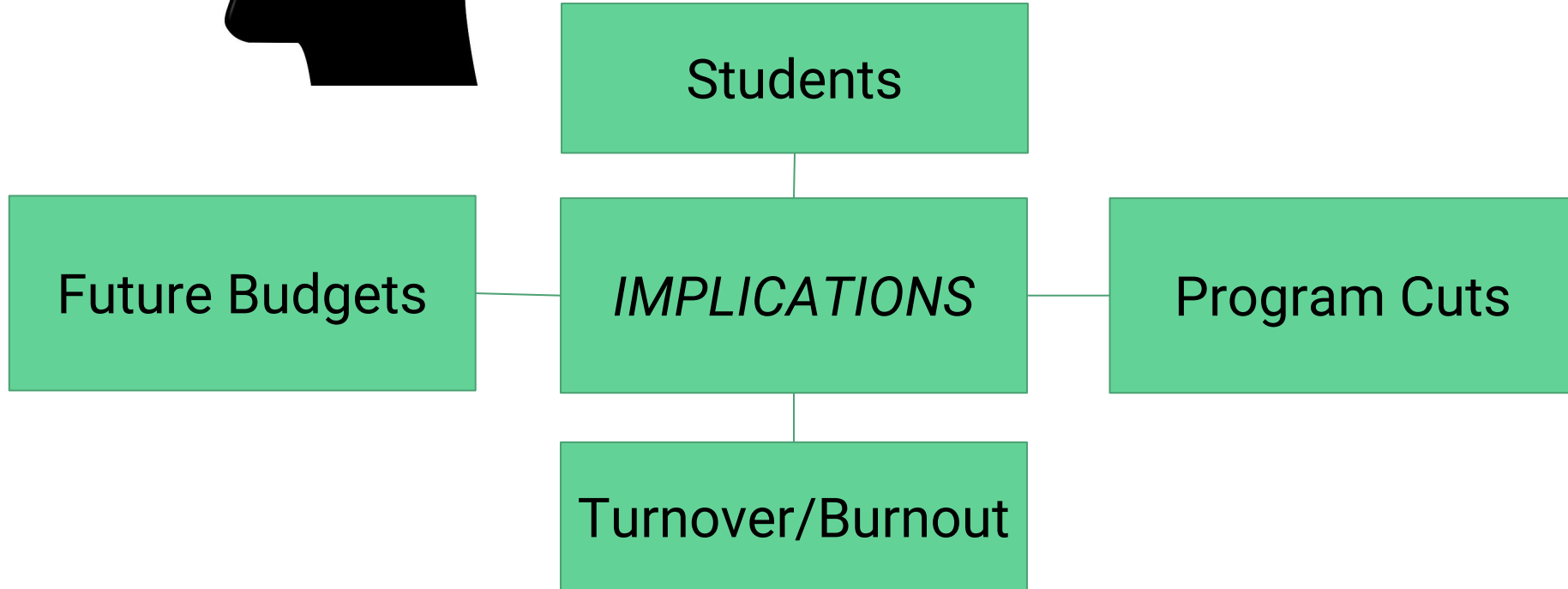
One of our coordinating districts recently gave a staff survey which found that:

- 75% say housing costs will impact their decision to stay in the area
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# So what does this mean?





# Current Solutions

- Expensive
- Short-sighted
- Impractical
- Not sustainable



# H.A.T.S. Housing Affordability for Teacher Stability





# What's an ADU?

- A custom, site-built unit
- Approximately 500 sq. ft.
- A source of rental income
- A space for family
- Opportunity for “aging in place”
- An addition that adds to the value of the property



# The Solution



- Supports teachers to raise academic achievement
- District saves \$\$\$
- Increases teacher retention
- Dept. goals progress faster as turnover decreases
- Shortens commutes/Encourages carpooling
- Quick and efficient to develop

## **The HATS Program Helps our Communities**

### **-Next Steps Include:**

- **Commit to HATS and housing our educators locally**
- **Execute a pilot program to build 60 units over the next 18-24 months**
- **Engage local private sponsors/companies that benefit from the great educational options available in Santa Clara to participate in HATS**
  - **Start Building**