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Relevant Laws

California legislators have enacted several laws within the past decade to address the housing shortage and unaffordability of available homes in the marketplace for educators. Descriptions of these laws follow.

**AB-1157 (2017) School Property: School district advisory committees: Teacher and school district employee housing: Property tax exemption.**

“(1) Existing law authorizes the governing board of any school district, and, prior to the sale, lease, or rental of any excess real property, except rentals not exceeding 30 days, requires the governing board of each school district, to appoint a school district advisory committee to advise the governing board of the school district in the development of districtwide policies and procedures governing the use or disposition of school buildings or space in school buildings which is not needed for school purposes. Notwithstanding that law, existing law authorizes the governing board of a school district to elect not to appoint an advisory committee in the case of a lease or rental to a private educational institution for the purpose of offering summer school in a facility of the school district.

This law would also authorize the governing board of a school district to elect not to appoint a school district advisory committee in the sale, lease, or rental of excess real property to be used for teacher or school district employee housing.

Existing law exempts certain transactions from the requirements that otherwise apply to the sale or lease of real property by a school district if certain conditions are met, including that the financing proceeds obtained by the school district pursuant to the transaction are expended solely for specified capital outlay purposes.

This law would specify that the construction, reconstruction, or renovation of rental housing facilities for school district employees is a permissible capital outlay expenditure for purposes of those provisions.

(2) The California Constitution provides that all property is taxable and requires that it be assessed at the same percentage of fair market value, unless otherwise provided by the California Constitution or federal law. The California Constitution exempts from taxation, among other types of property, property used exclusively for public schools, community colleges, state colleges, and state universities. Existing property tax law implements these exemptions for property used exclusively for public schools, community colleges, state colleges, and state universities, including the University of California.

This law would specify that the exemption for school, college, or university property applies to an interest in property, including a possessory interest, belonging to the state, a county, a city, a school district, a community college district, or any combination thereof, that is used to provide rental housing for employees of one or more public school or community college districts.

By increasing the duties of local assessors with respect to applying the above-described property tax exemptions, this law would impose a state-mandated local program.

Existing law requires the state to reimburse local agencies annually for certain property tax revenues lost as a result of any exemption or classification of property for purposes of ad valorem property taxation.
This law would provide that, notwithstanding those provisions, no appropriation is made, and the state shall not reimburse local agencies for property tax revenues lost by them pursuant to the law.

(3) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This law would provide that, if the Commission on State Mandates determines that the law contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.”¹

**TIMELINE:**

- Introduced in Assembly - Feb 17, 2017
- Passed Assembly – May 26, 2017
- Passed Senate – Sep 5, 2017
- Signed by Governor – Oct 12, 2017

**SB-2 (2017) Building Homes and Jobs Act**

“Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Existing law requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This law would enact the Building Homes and Jobs Act. The law would make legislative findings and declarations relating to the need to establish permanent, ongoing sources of funding dedicated to affordable housing development. The law would impose a fee, except as provided, of $75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed $225. By imposing new duties on counties with respect to the imposition of the recording fee, the law would create a state-mandated local program. The law would require that a county recorder quarterly send revenues from this fee, after deduction of any actual and necessary administrative costs incurred by the county recorder, to the Controller for deposit in the Building Homes and Jobs Fund, which the law would create within the State Treasury.

The law would, upon appropriation by the Legislature, except as provided, require (1) for moneys collected on and after January 1, 2018, and until December 31, 2018, that 50% of the moneys deposited in the fund be made available to local governments for specified purposes, and 50% made available to the

¹ California Legislative Information.
https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB1157&showamends=false
Department of Housing and Community Development to assist persons experiencing or at risk of homelessness, and (2) for moneys collected on and after January 1, 2019, that 70% of the moneys deposited in the fund be provided to local governments in accordance with a specified formula and 30% made available to the department for specified purposes, including a continuous appropriation of moneys to the California Housing Finance Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate income households, as provided. The law would also provide that funds allocated to a local government that does not have a documented plan to expend certain moneys allocated to it within 5 years would revert and be deposited in the Housing Rehabilitation Loan Fund, to be used for specified purposes. By continuously appropriating moneys for use by the California Housing Finance Agency, this law would make an appropriation. The law would require that 20% of all moneys in the fund be expended for affordable owner-occupied workforce housing, and that moneys in the fund allocated to local governments be expended to support affordable housing, home ownership opportunities, and other housing-related programs, as specified. The law would impose certain auditing and reporting requirements.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This law would provide that no reimbursement is required by this act for a specified reason.

This law would declare that it is to take effect immediately as an urgency statute.”

**TIMELINE:**

- Introduced in Assembly – Dec 5, 2016
- Passed Senate – Jul 6, 2017
- Passed Assembly – Sep 14, 2017
- Signed by Governor - Sep 29, 2017

**Executive Order N-06-19 (2019) Affordable Housing Development**

“WHEREAS California is experiencing an acute affordable housing crisis that stifles economic growth, contributes to the homelessness epidemic, consumes an ever-growing share of the paychecks of working families, and holds millions of households back from realizing the California Dream; and

WHEREAS nearly 50 percent of California’s households cannot afford the cost of housing in their local market; and

WHEREAS for decades, California has failed to build enough homes for its growing population at all income levels, ranking 49th in the country in housing production per capita in 2016; and

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2 California Legislative Information.  
[https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB2&showamends=false](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB2&showamends=false)  
WHEREAS restrictive zoning and land-use policies at the local level are a major cause of the shortfall between California's housing needs and the available supply of housing; and

WHEREAS when communities do not build their fair share of housing, the surrounding region must absorb new residents who, as a consequence of a lack of access to affordable housing, suffer from higher rents and longer commutes; and

WHEREAS the high cost of land also significantly limits the development of affordable housing in areas with the greatest demand for new housing; and

WHEREAS state agencies own thousands of parcels of land throughout the state, some of which exceed those agencies' foreseeable needs; and

WHEREAS excess state land is often located in or near urban areas where the need for new housing is acute; and

WHEREAS the lack of affordable housing across California is a matter of vital statewide importance; and

WHEREAS expanding housing opportunities and solving the affordable housing crisis will require a new level of innovation and cooperation between the public and private sectors; and

WHEREAS fostering housing innovation will catalyze new construction industries and spur job growth in the state; and

WHEREAS local zoning ordinances do not govern the use of state property, and the State possesses legal authority to enter into low-cost, long-term leasing agreements with housing developers and accelerate housing development on state-owned land as a public use.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

IT IS HEREBY ORDERED THAT:

1. The Department of General Services shall create a digitized inventory of all state-owned parcels that are in excess of state agencies' foreseeable needs by, among other things, conducting a comprehensive survey of all state-owned land. This inventory shall be completed by no later than April 30, 2019. To meet this deadline, all agencies under my direct executive authority shall support this effort by responding to all inquiries made by the Department of General Services.

2. The Department of General Services, the Department of Housing and Community Development, and the Housing Finance Agency shall collaborate to develop two new screening tools for prioritizing affordable housing development on excess state land. The tools shall be designed to identify and evaluate parcels of excess state land:
   a. Where housing development is most likely to be economically feasible, accounting for, among other factors, a parcel's size, shape, grading, adjacencies, potential for consolidation, lack of site constraints, and proximity to job centers, education, high-frequency public transportation networks, utilities, and other services and amenities; and
b. Where underproduction is impacting housing affordability, accounting for, among other factors, availability of affordable housing in the job and commute sheds, the gap between supply and demand, and the rate of increase in rent.

Both tools shall be developed by no later than March 29, 2019.

3. The Department of General Services, in consultation with the Department of Housing and Community Development, shall apply the new screening tools to the State's inventory of excess state real property. The Department of General Services shall generate a comprehensive map of excess state real estate parcels where development of affordable housing (a) is feasible and (b) will help address regional underproduction. The map shall overlay a graphical representation (i.e., a heat map) of where affordable housing development is most feasible and impactful. By April 30, 2019, the Department shall provide an interim progress report.

4. Where appropriate, state agencies shall consider exchanging excess state land with local governments for other parcels for purposes of affordable housing development and preservation. Parcels shall be exchanged with the goal of maximizing regional capacity to build and preserve affordable housing units.

5. The Department of General Services, in consultation with the Department of Housing and Community Development, shall issue Requests for Proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of parcels on the priority map.

   a. Requests for Proposals shall address, among other considerations: the number of housing units to be built and preserved; maximization of land resources and level of affordability; feasibility of breaking ground within two years of entering the lease and completing units within three years; the individual cost per unit of construction; the use of renewable construction materials, such as cross-laminated timber; and the developer's demonstrated capacity to complete affordable housing projects.

   b. Selection of projects shall catalyze and incubate innovative models for construction (such as modular or prefabrication), financing, and workforce development.

   c. Bidding requirements shall include commitments to pay prevailing wages as required under the law.

6. The Department of General Services, in consultation with the Department of Housing and Community Development, shall begin to implement the above selection process no later than September 30, 2019.

7. The Department of General Services, the Department of Housing and Community Development, and other state agencies and departments shall use all existing legal and financial authority to expedite and prioritize these developments, including by giving them preference in the award of state funding, pursuant to my further direction. Agencies not under my direct executive authority are requested to do the same.

   IT IS FURTHER ORDERED that as soon as hereafter possible; this Order shall be filed with the Office of the Secretary of State and that widespread publicity and notice shall be given to this Order.
This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its departments, agencies, or other entities, its officers or employees, or any other person."3

**TIMELINE:**
- Signed by Governor – Jan 15, 2019

**AB-1486 (2019) Surplus Land**

“(1) Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines “local agency” for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. Existing law defines “surplus land” for these purposes as land owned by any local agency that is determined to be no longer necessary for the agency’s use, except property being held by the agency for the purpose of exchange. Existing law defines “exempt surplus land” to mean land that is less than 5,000 square feet in area, less than the applicable minimum legal residential building lot size, or has no record access and is less than 10,000 square feet in area, and that is not contiguous to land owned by a state or local agency and used for park, recreational, open-space, or affordable housing.

This law would expand the definition of “local agency” to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land. The law would specify that the term “district” includes all districts within the state, and that this change is declaratory of existing law. The law would revise the definition of “surplus land” to mean land owned in fee simple by any local agency, for which the local agency’s governing body takes formal action, in a regular public meeting, declaring, supported by written findings, that the land is surplus and is not necessary for the agency’s use, as defined. The law would provide that “surplus land” for these purposes includes land held in the Community Redevelopment Property Trust Fund and land that has been designated in the long-range property management plan, either for sale or for future development, as specified. The law would also broaden the definition of “exempt surplus land” to include specified types of lands.

(2) Existing law requires a local agency disposing of surplus land to send, prior to disposing of that property, a written offer to sell or lease the property to specified entities. Existing law requires that a local agency, upon a written request, send a written offer to sell or lease surplus land to a housing sponsor, as defined, for the purpose of developing low- and moderate-income housing. Existing law also requires the local agency to send a written offer to sell or lease surplus land for the purpose of developing property located within an infill opportunity zone, designated as provided, to, among others, a community redevelopment agency.

This law would instead require, except as provided, the local agency disposing of surplus land to send, prior to disposing of that property or participating in negotiations to dispose of that property with a

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prospective transferee, a written notice of availability. The law would make various related conforming changes. With regards to a housing sponsor, the law would require that a notice of availability be sent if the housing sponsor has notified the Department of Housing and Community Development of its interest in the land, rather than upon written request. With regards to surplus land to be used for the purpose of developing property located within an infill opportunity zone, as described above, the law would instead require that the written notice of availability be sent to a successor agency to a former redevelopment agency. The law would require the Department of Housing and Community Development to maintain an up-to-date listing of all notices of availability throughout the state on its internet website.

(3) After the disposing agency has received a notice from an entity desiring to purchase or lease the land, existing law requires the disposing agency to enter into good faith negotiations to determine a mutually satisfactory sales price or lease terms.

This law would prohibit the terms agreed to pursuant to these negotiations from doing certain things, including, among other things, disallowing residential use of the site as a condition of the sale or lease.

(4) Existing law requires a local agency to give priority to the development of affordable housing for lower income elderly or disabled persons or households, and other lower income households when disposing of surplus land.

This law would remove that priority.

(5) If the local agency receives offers from more than one entity that agrees to meet specified requirements related to the provision of affordable housing on the surplus land, existing law requires the local agency to give priority to the entity that proposes to provide the greatest number of units that meet those requirements. Notwithstanding that requirement, existing law requires the local agency to give first priority to an entity in specified circumstances.

In the event that more than one entity proposes the same number of units that meet the above-described affordable housing requirements, this law would require that priority be given to the entity that proposes the deepest average level of affordability for the affordable units. The law would authorize a local agency to negotiate concurrently with all entities that provide notice of interest to purchase or lease land for the purpose of developing affordable housing.

(6) Under existing law, failure by a local agency to comply with these requirements for the disposal of surplus land does not invalidate the transfer or conveyance of real property to a purchaser or encumbrancer for value.

This law would require a local agency, prior to agreeing to terms for the disposition of surplus land, to provide the Department of Housing and Community Development with a specified description of the process followed to dispose of the land and a copy of any recorded restrictions against the property, as specified, in a form prescribed by the Department of Housing and Community Development. The law would require the Department of Housing and Community Development to, among other things, review the description and submit written findings to the local agency within 30 days of receiving the description if the proposed disposal of the land will violate specified provisions of law. The law would require the Department of Housing and Community Development to provide the local agency a reasonable time, as specified, to respond to the department’s findings prior to taking certain actions and would require the local agency to take specified actions in response.
This law would, with certain exceptions, impose a penalty of 30% of the final sale price of the land upon a local agency that disposes of land in violation of specified provisions of law after receiving the notification from the Department of Housing and Community Development to that effect, and a 50% penalty for subsequent violations. The law would authorize specified entities or persons to bring an action against a local agency to enforce these provisions and would allow a local agency 60 days to cure or correct an alleged violation before the action may be brought, except as specified. The law would require a penalty assessed pursuant to these provisions to be deposited into a local housing trust fund or, in certain circumstances, the Building Homes and Jobs Trust Fund or the Housing Rehabilitation Loan Fund, as provided. The law would make the expenditure of penalty moneys deposited into the Building Homes and Jobs Trust Fund or the Housing Rehabilitation Loan Fund pursuant to these provisions subject to appropriation by the Legislature.

This law would require the department to implement these provisions commencing on January 1, 2021.

(7) If a local agency does not agree to price and terms with an entity to which notice and an opportunity to purchase or lease are given and disposes of the surplus land to an entity that uses the property for the development of 10 or more residential units, existing law requires the purchasing entity or a successor in interest to provide not less than 15% of the total number of units developed on the parcels at an affordable housing cost or affordable rent to lower income households.

This law would revise this requirement to apply if the local agency does not agree to price and terms with an entity to which notice of availability of land was given, or if no entity to which a notice of availability was given responds to that notice, and 10 or more residential units are developed on the property.

This law, if a local agency that is a district, except as specified, disposes of surplus land where local zoning permits development of 10 or more residential units or is rezoned within 5 years of the disposal to permit the development of 10 or more residential units, and 10 or more residential units are developed on the property, would require not less than 15% of the total number of residential units developed on the parcel to be sold or rented at affordable housing cost or affordable rent to lower income households.

(8) The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development that includes, among other specified information, the number of net new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy thus far in the housing element cycle, as provided.

This law would require a city or county to include as a part of that report a listing of specified sites owned by the city or county that have been sold, leased, or otherwise disposed of in the prior year.

The Planning and Zoning Law requires that the housing element include, among other things, an inventory of land suitable for residential development to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need determined pursuant to specified law.

This law would require the housing element to provide a description of nonvacant sites owned by the city or county and provide whether there are any plans to dispose of the property during the planning period.
and how the city or county will comply with specified provisions relating to the disposal of surplus land by a local agency.

(9) Existing law requires the Department of Housing and Community Development to notify a city or county and authorize notice to the Attorney General when a city or county has taken an action that violates the Housing Accountability Act, specified provisions relating to local housing elements, and the Density Bonus Law.

This law would also require the Department of Housing and Community Development to notify the city or county and authorizes notice to the Attorney General when the city or county has taken an action that violates these provisions relating to surplus property.

(10) Existing law makes various findings and declarations as to the need for affordable housing and the use of surplus government land for that purpose.

This law would revise these findings.

(11) This law would incorporate additional changes to Section 65583.2 of the Government Code proposed by AB 957 to be operative only if this law and AB 957 are enacted and this law is enacted last.

(12) By adding to the duties of local officials with respect to the disposal of surplus land and expanding the scope of local agencies subject to the law’s requirements, this law would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This law would provide that, if the Commission on State Mandates determines that the law contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above. 

**TIMELINE:**

- Introduced in Assembly – Feb 22, 2019
- Passed Senate – May 29, 2019
- Passed Assembly – Sep 11, 2019
- Signed by Governor – Oct 9, 2019

**Status:** Amended in Assembly, November 18, 2019

**AB-3308 (2020) School Districts: Employee housing.**

“The Teacher Housing Act of 2016 authorizes a school district to establish and maintain programs, as provided, that address the housing needs of teachers and school district employees who face challenges in securing affordable housing and requires a program established by the act to be restricted to teachers

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and school district employees. The act creates a state policy supporting housing for teachers and school employees, as provided, and permits school districts and developers in receipt of local or state funds or tax credits designated for affordable rental housing to restrict occupancy to teachers and school district employees on land owned by school districts.

This law would specify that the state policy created by the act includes permitting school districts to restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, including permitting school districts and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, so long as that housing does not violate any other applicable laws. The law would specify that a school district may allow local public employees or other members of the public to occupy housing created through the act and would provide that the school district retains the right to prioritize school district employees over local public employees or other members of the public to occupy housing.”

TIMELINE:

- Introduced in Assembly – Feb 21, 2020
- Passed Assembly – Jun 08, 2020
- Passed Senate – Aug 30, 2020
- Signed by Governor – Sep 28, 2020

Status: Amended in Assembly, November 18, 2019

AB-306 (2021) School districts and community college districts: Employee housing

“The Field Act requires the Department of General Services to supervise the design and construction of any school building, including both school district and community college district buildings, or, if the estimated cost exceeds $100,000, the reconstruction or alteration of or addition to any school building, to ensure that plans and specifications comply with the rules and regulations adopted pursuant to the act and with relevant building standards, and to ensure that the work of construction has been performed in accordance with the approved plans and specifications. Existing law defines "school building" for these purposes and excludes from that definition certain buildings. Existing law requires the Department of General Services to approve the plans, specifications, and methods of construction of certain factory-built school buildings. Existing law requires the Department of General Services, for purposes relating to access and use by persons with disabilities, to issue a written approval of the plans and specifications of certain buildings and facilities, as provided. This law excludes from these requirements any building or facility that

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5 California Legislative Information.  
https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201920200AB3308&showamends=false
serves or is intended to serve as residential housing for school district and community college district teachers and employees, and their families.”

**TIMELINE:**

- Introduced in Assembly – Jan 25, 2021
- Passed Senate – Apr 29, 2021
- Passed Assembly – Jun 24, 2021
- Signed by Governor – Jul 9, 2021

Status: Amended in Assembly, November 18, 2021

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**AB-2295 (2022) Local educational agencies: Housing development projects**

“(1) Existing law, the Planning and Zoning Law, requires that the legislative body of each county and each city adopt a comprehensive, long-term general plan for the physical development of the county and city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. Existing law generally requires each local agency to comply with all applicable building ordinances and zoning ordinances of the county or city in which the territory of the local agency is situated, but, among other things, authorizes the governing board of a school district that has complied with specified law, by a 2/3 vote of its members, to render a city or county zoning ordinance inapplicable to a proposed use of property by the school district, unless the proposed use of the property is for non-classroom facilities, as provided.”

This law deems a housing development project an allowable use on any real property owned by a local educational agency, as defined, if the housing development satisfies certain conditions, including other local objective zoning standards, objective subdivision standards, and objective design review standards, as described. The law deems a housing development that meets these requirements consistent, compliant, and in conformity with local development standards, zoning codes or maps, and the general plan. The law, among other things, authorizes the land used for the development of the housing development to be jointly used or jointly occupied by the local educational agency and any other party, subject to specified requirements. The law exempts a housing development project subject to these provisions from various requirements regarding the disposal of surplus land. The law makes these provisions effective on January 1, 2024, except that the law requires the Department of Housing and Community Development to provide a specified notice to the planning agency of each county and city on or before January 31, 2023. The law will repeal its provisions on January 1, 2033.

(2) The law includes findings that changes proposed by this law address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

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6 California Legislative Information.  
(3) By adding to the duties of local planning officials, the law imposes a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This law provides that no reimbursement is required by this act for a specified reason.”

**TIMELINE:**
- Introduced in Assembly – Feb 16, 2022
- Passed Assembly – May 26, 2022
- Passed Senate – Aug 29, 2022
- Signed by Governor – Sep 28, 2022

Status: Amended in Assembly, November 18, 2022

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Proposed Legislative Solutions

State legislators have proposed a variety of bills to address educator housing. A description of the bills and their current statuses follows.

**AB-1169 (Wilson) California School Employee Housing Assistance Grant Program.**

“Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the CalHOME Program, and the California Emergency Solutions Grants Program.

This bill would require the department to administer a program to provide financing assistance for the creation of affordable rental housing for employees of a qualified school district, as defined. The bill would require financing of rental housing assistance be in the form of specified types of loans. The bill would require the department, when making loans to qualified developers under these provisions, to establish and use a project selection process that meets specified requirements. The bill would create in the State Treasury the California School Employee Housing Assistance Fund for these purposes. The bill would make implementation of these provisions subject to appropriation by the Legislature.”

**Status:** Amended in Assembly, March 2, 2023

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**SB-555 (Wahab) Stable Affordable Housing Act of 2023.**

“Existing law establishes the Department of Housing and Community Development and sets forth its powers and duties. Existing law establishes various programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, homeownership for very low and low-income households, and downpayment assistance for first-time homebuyers.

This bill, the Stable Affordable Housing Act of 2023, would declare a 10-year goal of creating 1.2 million units of social housing through a mix of acquisition and new production and a 5-year goal of creating 600,000 units of social housing through a mix of acquisition and new production, of which no less than 200,000 units are affordable to extremely low and very low income households, as defined. This bill would require the department, no later than January 1, 2025, to develop, adopt, and submit to the Legislature a California Social Housing Plan for achieving the aforementioned goals, as specified. The bill would make related findings and declarations.”

**Status:** Amended in Senate, May 22, 2023

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AB-309 (Lee) The Social Housing Act.

“Existing law establishes the Department of Housing and Community Development and sets forth its powers and duties. Existing law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Existing law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Existing law establishes various programs that provide housing assistance.

This bill would enact the Social Housing Act and would create the California Housing Authority, as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority.

This bill would prescribe the composition of the California Housing Authority Board, which would govern the authority, and would be composed of appointed members and members who would be elected by residents of social housing developments, as specified. The bill would set forth the powers and duties of the authority and the board. The bill would require the authority to seek to achieve revenue neutrality, as defined, and would require the authority to seek to recuperate the cost of development and operations over the life of its properties through mechanisms that maximize the number of Californians who can be housed without experiencing rent burden.

This bill would require the authority to prioritize the development of specified property, including vacant parcels and parcels near transit, and would establish a process for the annual determination of required social housing units. Under the bill, social housing would accommodate a mix of household income ranges and would provide specified protections for residents, who would participate in the operation and management of the units in which they reside.

This bill would require the California Housing Authority to employ 2 leasing models in social housing developments, referred to as the rental model and the ownership model, and would set forth the characteristics of both models. Under the ownership model, the authority would extend a 99-year lease, in the form of a limited equity arrangement, as defined, to individuals who commit to a minimum 5-year term of residence and would authorize the authority to act as a lender for residents. The bill would specify how the units may be sold and transferred. The bill would establish eligibility requirements for social housing residents and provide for the selection of residents by lottery, as specified, providing that people who may have been displaced from a property as part of its development would be granted a preference for occupancy. The bill, among other things, would require the authority to accept a local jurisdiction’s preference for a project parcel if specified conditions are met.

This bill would establish the Social Housing Revolving Loan Fund within the State Treasury to provide, upon appropriation by the Legislature, zero-interest loans for the purposes of constructing housing to accommodate a mix of household incomes. The bill would declare the intent of the Legislature to enact subsequent legislation to provide financing for the activities of the authority through the issuance of general obligation bonds. The bill would authorize the authority to issue revenue bonds, as specified. The bill would require the board to provide for regular audits of the authority’s accounts and records, as
specifies. The bill would also require the authority to prepare and submit specified reporting information regarding its business plan and progress to the Legislature on an annual basis.”

Status: Amended in Assembly, May 1, 2023

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Local Projects

777 West Middlefield Road in Mountain View, Santa Clara County

“The Mountain View Whisman School District has partnered with the city of Mountain View and the real estate developer Miramar Capital to build 144 units of below-market-rate housing at 777 West Middlefield Road, 123 units of which will be reserved for district staff. The subsidized units are part of a larger 716-unit project of otherwise market-rate units that Miramar is building on the site of the former Village Lakes apartment complex.

The school district held a formal groundbreaking ceremony on November 3 with Superintendent Ayindé Rudolph and school board members in attendance, but the project originally broke ground back in July, district spokesperson Shelly Hausman said...

The apartments will be a mix of studios, one- and two-bedroom units, and rents will be roughly $1,000 less than the area’s average, according to the school district. The plan is for the staff housing to be completed in 2024. The market-rate portion of the development is expected to be completed in the second quarter of 2025, a representative from Miramar Capital said.”

Architects’ rendering courtesy of Mountain View Whisman School District

On March 14, 2023, “…the Santa Clara County Board of Supervisors approved the acquisition of a large parcel of land in Cupertino for affordable housing, beginning with a teacher housing development...

The West Valley site comprises 5.159 acres and is located at 10333 N. Wolfe Road in Cupertino. The County will have a year to conduct additional diligence, which includes obtaining the necessary project entitlements. Only a portion of the site will be used for teacher housing. The remainder will be available for additional housing following community engagement and input.”

“Santa Clara County officials want to build the project on a vacant North Wolfe Road lot currently owned by Apple. The goal is to give an estimated 75 to 100 educators and support staff, who often don’t make enough to rent or buy homes in the expensive West Valley region, an opportunity to live where they work. The idea is a pet project of Supervisor Joe Simitian, who has co-hosted several town halls where he heard tales of teachers commuting long distances or living doubled-up in tiny apartments because they can’t afford housing near the schools where they teach.”

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13 “Teacher housing proposed on Apple-owned Cupertino site.” [Silicon Valley Bay Area News Group](https://www.siliconvalley.com/2023/03/09/teacher-housing-proposed-on-apple-owned-site-in-cupertino/)
231 Grant Avenue Educator Workforce Housing in Palo Alto, Santa Clara County

“Santa Clara County’s proposal for the 231 Grant Avenue Educator Workforce Housing in Palo Alto is being developed by Abode Communities and Mercy Housing, in collaboration with Santa Clara County, the City of Palo Alto, Facebook, and local school districts in Santa Clara and San Mateo Counties. School employees, particularly those in the early and middle parts of their careers, are part of what is sometimes referred to as the ‘missing middle’ – by virtue of their incomes, they often don’t qualify for traditional affordable housing, but they can’t afford market-rate housing prices that are geared towards significantly higher-income households.

The project will provide affordable housing for teachers and faculty in 12 school districts in Santa Clara County and southern San Mateo County who do not qualify for low-income housing. 110 new residential units, made up of studios, one, and two bedrooms, will become available. More information on the 231 Grant Educator Workforce Housing project can be found at sccgov.org/231grant.”

Rendering by Van Meter Williams Pollack LLC.


**705 Serramonte Boulevard in Daly City, San Mateo County**

“Located in the pricey San Francisco Bay Area housing market and faced with a roughly 25% staff turnover rate, leaders at the Jefferson Union High School District (JUHSD) decided they needed to take bold action—they became housing developers.

They recently opened a 122-unit workforce housing community in Daly City, just south of San Francisco. The housing complex will eventually form part of a larger neighborhood, Serramonte Del Rey.

Though staff truly enjoyed working for this district, they could not afford to stay in the area to do so.

705 Serramonte is home to a mix of JUHSD employees. Approximately 60% of the residents are certificated staff, such as teachers, counselors, and school psychologists, and about 40% of the residents are classified staff, such as bus and van drivers, custodians, food service workers, and office staff.

The new development gives district employees a place to live with rents starting at $1,356 per month in a city where the average rent for a one-bedroom apartment is about $2,113 a month, according to Zumper.  

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Shirley Chisholm Village (former Francis Scott Key Annex) in San Francisco, San Francisco Unified School District

“This San Francisco development on SFUSD-owned land will serve as a contemporary model for how cities and school districts can work collaboratively to address housing affordability, attract, and retain qualified teachers and district employees, and maintain a workforce to adequately prepare our youth for the future. To realize this vision required an authentic, inclusive, and robust community engagement process that aligned the desire to enhance and preserve the existing neighborhood character and amenity resources with an equally important goal of creating new affordable housing opportunities for teachers, para-educators, district employees, and their families.”

Located on 1360 43rd Avenue in the Outer Sunset district, the 135-unit affordable housing development is the first educator housing project for both the City and SFUSD and is one of only a handful of educator housing developments in the State.

This high-density project presents a unique opportunity to redevelop an underutilized site located in a high-resource area into critically needed mixed-income housing serving San Francisco’s educators. In addition to providing 135 affordable homes, Shirley Chisholm Village will include ground-floor office space for a local non-profit organization offering youth services, along with neighborhood-serving space and a community plaza and playground.

All homes at Shirley Chisholm Village will be subject to a tenant preference for SFUSD educators, employees, and their families. Thirty-four units will be set aside for SFUSD educators and employees earning between 40-60% of the Area Median Income (AMI), with the remaining units designated for SFUSD to those earning between 80-120% AMI.

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Rendering courtesy of MidPen Housing
San Jose State University (SJSU), Santa Clara County

“SJSU’s Alquist Redevelopment is a planned, mixed-income, high-density workforce housing tower across from the Hammer Theatre along Downtown San José’s Paseo de San Antonio. With up to 1,000 units of housing, half reserved for graduate students and both SJSU and partner institutions’ faculty, and staff, this project can become the first major investment in SJSU’s comprehensive plan to make housing more accessible to the local education community. As of summer 2023, SJSU is in the process of qualifying development teams who are interested in helping to advance the project with an anticipated contract award date of late 2023 to early 2024. More information about this critical workforce housing development can be found at go.sjsu.edu/Alquist.”

Image courtesy of San Jose State University

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SYMBIHOM

“The SYMBIHOM Garage Conversion ADU (Accessory Dwelling Unit) converts a one, two or three car garage into an upscale commercial-grade living space built to make micro-living feel like luxury living.

Within nine to twelve weeks, SYMBIHOM can turn your garage into an opportunity for additional income, additional living space, a home for an essential member of your community, or a place to age in place simply.

SYMBIHOM has the entire ecosystem of service providers available to serve and protect each homeowner. SYMBIHOM providers can help with the decluttering process, removal of unwanted items, installation of alternate storage, legal counsel on managing tenant pre-qualifications and lease agreements, and even property management.

Their commitment is to address the workforce housing shortage in the state of California and build strong, inclusive communities by repurposing existing real estate in communities to a higher and more meaningful use.

SYMBIHOM floor plans are designed to maximize built-in storage and spaces for convertible furniture to maintain a sleek and uncluttered look. Depending on the size of your garage, the ADU can be a Studio, one Bedroom, or two Bedroom living unit with a full bathroom and kitchen. It features modern finishes, a full suite of appliances, and many potential sources of natural light (like pivot doors mocking a glass garage door front, or large windows to replace your current garage door).”

Brochure courtesy of SYMBIHOM
GARAGE ADU BY SYMBIHOME

For the Single Family Home
SYMBIHOME’s conversion kit can transform both attached and detached residential garages into livable spaces with modern amenities, providing an affordable way to upscale living. The kit includes everything needed to convert the garage into a fully-functional living space.

OUR PROCESS:
ASSESSMENT
Survey of the existing structure to determine what modifications are necessary.

COST PROPOSAL / CONTRACT / ESCROW
A complete design proposal with cost estimate, contract and financing options.

DRAWINGS / PERMIT APPROVAL
A complete set of construction drawings is created and submitted to the city for approval. While review is underway garage prep begins.

GARAGE CONVERSION KIT
Each modular kit is customized per project and may require modifications to existing structure.

INSTALLATION
With approved permits your custom unit takes approximately 4 weeks to install.

COMPLETION
The end result is an enduring, affordable, stylish, and functional living space for a homeowner’s family, a caregiver or in which to age in place with passive income.

Brochure courtesy of SYMBIHOME
California School Boards Association (CSBA): Education Workforce Housing

“CityLAB, the Center for Cities + Schools at UC Berkeley, the Terner Center for Housing Innovation, and the California School Boards Association collaborated to release an in-depth research report on Education Workforce Housing in California — and the steps Local Education Agencies (LEAs) can take to produce more housing for the education workforce by leveraging underutilized school lands.

“Education Workforce Housing in California: Developing the 21st Century Campus” compiled information for the first time on every school property in California and rated them based on teachers’ and other school employees’ need for housing assistance and the sites’ suitability for providing it.

The report’s conclusion: Half of the 150,000 acres owned by California school districts are potentially developable; those sites are located on 7,068 properties; 61% are located where entry-level teachers face challenges affording housing. And 1 in 5 properties are particularly suited for housing, after weighing employee income and the sites’ zoning and other assets.”

Education Workforce Housing in California: The Handbook (2021)

U.S Department of Housing and Urban Development’s (HUD’s) Good Neighbor Next Door Program

“Law enforcement officers, teachers (pre-Kindergarten through 12th grade), firefighters, and emergency medical technicians can contribute to community revitalization while becoming homeowners through HUD's Good Neighbor Next Door Sales Program. HUD offers a substantial incentive in the form of a discount of 50% from the list price of the home. In return, an eligible buyer must commit to live in the property for 36 months as his/her principal residence.

How the Program Works

Eligible Single-Family homes located in revitalization areas are listed exclusively for sale through the Good Neighbor Next Door Sales program. Properties are available for purchase through the program for seven days.

How to Participate in Good Neighbor Next Door

Check the listings for your state. Follow the instructions to submit your interest in purchasing a specific home. If more than one person submits an offer on a single home a selection will be made by random lottery. You must meet the requirements for a law enforcement officer, teacher, firefighter, or emergency medical technician and comply with HUD’s regulations for the program.

HUD requires that you sign a **second mortgage and note** for the discount amount. No interest or payments are required on this "silent second" provided that you fulfill the **three-year occupancy requirement**.

The number of properties available is limited and the list of available properties changes weekly.

To learn more, please visit the FHA [Frequently Asked Question](https://www.hud.gov) page.”

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**Teacher Next Door®**

“At Teacher Next Door® we know San Jose and the surrounding areas of Santa Clara, Santa Cruz, San Mateo, Stanislaus, Merced, and San Benito counties.” Their mission is to help you achieve your dream of home ownership by guiding you, step-by-step, through the home buying process, from pre-approval through closing and beyond. They will help you take advantage of the many different resources that may be available, including grants, closing costs and down payment assistance. Their state-of-the-art technology makes the home buying and loan process easy, all while delivering the personalized service that you deserve, and programs specially designed for teachers and their families.

Grants, down payment assistance and other programs are now available to public service professionals in the San Jose area, including nurses and healthcare employees, law enforcement and staff, firefighters, EMT’s, first responders, military and government employees.

Program benefits include the following:

- Purchase ANY home on the market
- GRANTS up to $8,000.00 (where available)
- Down payment assistance up to $10,681.00
- Special home loan programs
- Simple Docs Program™
- NO application fees
- NO up-front fees
- NO broker fees
- Preferred interest rates
- FREE appraisal (up to $545.00 credit at closing)
- FREE home buyer representation
- FREE access to (MLS) home listings
- FREE nationwide access to foreclosures
- Discount title fees.”

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“To check the availability of Good Neighbor Next Door homes in San Jose, complete this form and Teacher Next Door® will provide you with a customized list. They guarantee your privacy.”

San Jose specific resources can be found here.

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**California Housing Finance Agency (CalHFA) MyHome Assistance Program**

The School Teacher and Employee Assistance Program has transitioned into the MyHome Assistance Program, where now everyone can use the full down payment assistance (DPA) amount.

“The MyHome Assistance Program is a deferred payment, simple interest rate subordinate loan that may only be used with a CalHFA first mortgage. Your low to moderate income first-time homebuyer can use this loan for down payment and/or closing cost assistance.

CalHFA allows qualified homebuyers to layer other down payment assistance loans or grants to maximize affordability. MyHome must be in 2nd lien position when layering with other programs.”

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**Educator Mortgage Program**

Mortgage bank and lender Supreme Lending’s Educator Mortgage Program offers up to $800 in discounts on closing costs and Realtor® fees, as well as a speedy loan turnaround.

“Everyone employed within the education industry is eligible for the Educator Mortgage Program. The Educator Mortgage Program offers reduced closing costs, reduced real estate agent fees, priority loan processing, and donation to the school program of your choice.”

Available for all teachers and school district employees, the program requires a minimum credit score of 620, but it doesn’t discriminate based upon previous bankruptcy or foreclosure.

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**California Housing Finance Agency (CalHFA) Extra Credit Teacher Program (ECTP)**

“The State of California Housing Finance Agency (CalHFA) has really done an incredible job expanding this program to include many, many more staff, administration and other employees of that were excluded from the original ECTP program. This program is restricted to teachers, administrators, school district employees and staff members working for any California K-12 public school, which includes Charter schools and county/continuation schools.

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The Extra Credit Teacher Program is a deferred payment subordinate loan with an interest forgiveness feature after 3 years.

Borrower Eligibility

- Any employee of a California K-12 public school, Charter, or County/Continuation school
- Owner Occupied only – borrower must live in the home as a primary residence
- Must be first-time homebuyer
- Minimum 640 Credit Score
- Full income / asset documentation only – W2 and/or tax returns
- Minimum Required Investment 640-679 = $1,500 / 680+ = $1,000
- Borrower contribution can be Gift
- Borrower must complete 8-hour Homebuyer Education course
- 45% Debt to Income Ratio
- Non-Occupying Co-Signers allowed
- Income Limits Apply (varies by county)
- 105% Combined Loan to Value including assistance loans

Extra Credit Teacher Program Loan Terms

- 3% of Sales Price or $7,500 in non-high-cost areas - whichever is greater
- 3% of Sales Price or $15,000 in high-cost areas - whichever is greater
- Can be used for Down Payment or Closing Costs
- Deferred payments for the life of the loan
- Interest forgiven after 3 years if still employed by school
- Must be combined with CalHFA first mortgage programs
- May be combined with CalPLUS FHA or Conventional, MCC or EEM
- One occupying borrower must be currently employed in a California K-12 public school, Charter school, county/continuation school or school district

Property Eligibility

- Single Family Residence and HUD approved condos
- Sales Price Limit - $660,000
- Owner Occupied Only
- 1 Year Home Warranty (except new construction)

Minimum Home Warranty Coverage

- Water Heater
- Air Conditioning/Heating
- Refrigerator, Oven/Stove/Range, Microwave, Washer/Dryer

What is a First Time Home Buyer?
CalHFA uses the definition of a first-time home buyer as any buyer that has not had an ownership interest in a primary residence in the past three (3) years.²⁶

**Homes for Heroes**

*Homes for Heroes, Inc.* is the largest nationwide network of affiliate real estate, mortgage, and local business specialists committed to providing easy ways for heroes to save on a home. Intended for firefighters, law enforcement, military veterans, as well as teachers, *this program* discounts “0.7% of the home purchase price, or $700 on every $100,000 of the purchase price,” “when you work with their real estate specialist to buy and/or sell a house.” Plus, “if you work with their mortgage, title and inspection specialists, you can save an average of $500 on lender fees, $150 on title service, and $50 on a home inspection. The average Hero Rewards savings received by a hero after closing on a house is $2,400!”²⁷

**Homebuyer Empowerment Loan Program (HELP) for Santa Clara County**

“*HELP* assists first time homebuyers with incomes slightly higher than Empower Homebuyers SCC and other down payment assistance programs by allowing middle-income first-time homebuyers to borrow up to 10% of a home’s purchase price – which means an additional 10% from a first-time homebuyer would reach a down payment of 20%.

No matter the amount borrowed, there are no monthly payments or interest with a HELP loan. Instead, when the loan matures, you decide to sell, or you refinance your mortgage, you repay the original amount of your loan plus a share of the appreciation of your home.

You will share your appreciation in equal proportion to the amount you borrowed. This means if your loan was 10% of the purchase price, you will share 10% of the appreciation and the rest of the equity that builds up on your home over time is yours.”²⁸

For more information, call: 408-703-3837 ext. 301 or email *EmpowerHomebuyersSCC@housingtrustsv.org*


Empower Homebuyers Santa Clara County

This program, administered by Housing Trust Silicon Valley, provides down payment assistance loans to first-time homebuyers. “Funded by the 2016 Measure A Affordable Housing Bond, Empower Homebuyers SCC assists low to moderate income people purchase homes in Santa Clara County – including employees at nonprofit organizations, teachers, healthcare professionals, County employees and so many others.”

“If a homebuyer has at least 3% of a home’s purchase price saved up, an Empower loan can provide 17% of the price – enabling a down payment of 20% on a home with a sale price of up to $1,100,000.

No matter the amount borrowed, there are no monthly payments or interest with an Empower Homebuyers loan. Instead, when the loan matures, you decide to sell, or you refinance your mortgage, you repay the original amount of your loan plus a share of the appreciation of your home.

You will share your appreciation in equal proportion to the amount you borrowed.  

For more information, call: 408-703-3837 ext. 301 or email EmpowerHomebuyersSCC@housingtrustsv.org

The NeighborhoodLIFT Program

“The NeighborhoodLIFT® Program, a collaboration between Wells Fargo and NeighborWorks® America, offers down payment assistance for eligible homebuyers who complete approved homebuyer education. The program provides eligible homebuyers with $25,000 to use toward down payment and/or closing costs on qualified homes.”

Eligible homebuyers earning 80% or less of family median income in the bay area counties of Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara, and Solano may qualify. Funds are available on a limited basis and are granted in a weekly random selection process to determine which families qualify for assistance.

Habitat for Humanity

With Habitat for Humanity, anyone can apply to be a Habitat homeowner. “Prospective Habitat homeowners must demonstrate a need for safe, affordable housing. Need will vary from community to community.”

“Habitat homeowners must be active participants in building a better home and future for themselves and their families. Every Habitat home is an investment.”

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“Once selected, Habitat homeowners must partner with Habitat throughout the process. This partnership includes performing “sweat equity,” or helping to build their own home or the homes of others in the homeownership program. Sweat equity can also include taking homeownership classes or performing volunteer work in a Habitat ReStore.

Homeowners must also be able and willing to pay an affordable mortgage. Mortgage payments are cycled back into the community to help build additional Habitat houses.”

“Habitat’s homeowner selection is managed at the local level, through their hundreds of local Habitat for Humanity locations all over the U.S. and around the world. For more information and to learn more about the process or how you can apply, please contact your local Habitat, or call 1-800-HABITAT (1-800-422-4828).”

Below-Market Housing Pilot Program in Los Gatos, Santa Clara County

SupportTeacherHousing.org has launched The Los Gatos Teacher and School Employee Below-Market Housing Pilot Program, “The first of its kind, four-unit development meant to help the ‘missing middle’ — those who make too much to qualify for traditional affordable housing but not enough to live in the communities they work in...

More than 90 local teachers and school staff filled out interest forms for the four units with rent ranging from $1,600 for one bedroom to $2,300 for two bedrooms. The average rent for a two-bedroom apartment in Los Gatos is $3,387, and a one-bedroom apartment is $2,411, according to Zumper...The units have 9-foot-high ceilings, stainless steel appliances and granite countertops, which were sourced from the leftovers of a local luxury build...”  

Construction wrapped on the units last November and tenants started moving in at the start of this year.

Photo courtesy of Dai Sugano/Bay Area News Group.

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Santa Clara County Housing Authority (SCCHA)

“The Santa Clara County Housing Authority (SCCHA) owns or controls more than 2,405 affordable housing units, referred to as the agency’s housing portfolio.”

“The majority of SCCHA’s housing portfolio consists of units restricted to 50% and 60% of the Area Median Income. Rents may vary from property to property.”

How to Apply for an SCCHA Owned Apartment

Development of Affordable Housing

“SCCHA is an active and innovative developer of affordable housing. The agency has constructed new housing, rehabilitated and preserved existing housing, and assisted with the development of more than 30 housing developments serving a variety of households including seniors, persons with disabilities, veterans and homeless individuals and families.”


Support Organizations & Advocacy

United Educators for Housing and Literacy (UEHL)

As of January 2020, the nonprofit organization United Educators Association for Affordable Housing has been expanded and renamed to UEHL.

“Through a federally funded Basic Allowance for Housing (BAH),” the organization can “help supplement teachers’ salaries with meaningful assistance on housing so our communities can bring experienced and qualified educators to teach at our schools.”

California Housing Consortium

“The California Housing Consortium (CHC) is a non-partisan advocate for the production and preservation of housing affordable to low- and moderate-income Californians. They represent the development, building, financial, and public sectors united in their goal that every Californian has a safe, affordable place to call home.

The focus of CHC’s education and advocacy is across three areas essential to improving California’s delivery of affordable housing:

- Preserving and expanding state and federal funding
- Reducing barriers and increasing tools for affordable housing production
- Ensuring public housing programs are functioning efficiently and benefiting the largest number of low- and moderate-income households

CHC advocates for low- and moderate-income housing that can fit the diverse needs of our community, including transitional and permanent rental housing, supportive housing, rapid rehousing services, and homeownership opportunities.

Their educational activities include:

- Hosting regular policy events and roundtables, including monthly Policy Committee meetings and their Annual Policy Forum and Housing Hall of Fame
- Educating legislators, constitutional officers, and appointed officials on the benefits of affordable housing
- Creating networking opportunities and providing resources for their members, housing policy analysts, advocates, and activists
- Strengthening partnerships with other federal, statewide, and regional housing organizations

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• Building coalitions with other interest groups, such as those in education, health, public safety, transportation, and environment.”36

Non-Profit Housing (NPH) Association of Northern California

“The Non-Profit Housing Association of Northern California activates their members to make the Bay Area a place where everyone has an affordable and stable home. Their members represent thousands of individuals and organizations, including affordable housing developers, advocates, community leaders and businesses. They work to secure resources, promote good policy, educate the public, and support affordable homes as the foundation for thriving individuals, families, and neighborhoods.” 37

NPH provides “Bay Area affordable housing news, events, and training opportunities to its members.” 38

Housing California

“Housing California brings together a diverse, multi-sector network to prevent and end homelessness, increase the supply of safe, stable, affordable housing options, and reverse the legacy of racial and economic injustice by building power among the people most impacted by housing injustice, shaping the narrative, and advocating for statewide policy solutions.”

They “work to address housing affordability and homelessness through two primary policy approaches:

• Land Use: Promoting affordable housing production and influencing where affordable homes are built by regulating how land can be developed
• Finance: Increasing and protecting public investment in affordable homes and supportive services”

They also “partner with allies on supporting tenant protections by strengthening laws that help keep people in their homes.” 39

Housing California resources can be found here.


“35278. (a) If a school district or community college district has acquired a new school site containing residential dwelling units, the local governing agency, community college district, or eligible nonprofit corporation may, consistent with this article, acquire real property for the purpose of new school site replacement housing and utilize or convey the property according to this article, if all of the following conditions are met:

(1) The local governing agency has determined that an extreme shortage of affordable housing exists in the vicinity of the new school site.

(2) The real property to be used for replacement housing is acquired by the local governing agency, community college district, or an eligible nonprofit corporation in the vicinity of a new school site, or in an area designated in the local governing agency’s replacement housing plan adopted pursuant to paragraph (1) of subdivision (e), within two years of the school district’s acquisition of a possessory right to the new school site.

(3) The combined area of the real property to be used for replacement housing acquired by the local governing agency, community college district, or an eligible nonprofit corporation pursuant to this article does not include any portion of the new school site and does not, in acreage, exceed 150 percent of the area acquired by the school district for the new school site.

(b) (1) A local governing agency or eligible nonprofit corporation may rehabilitate, develop, or construct residential facilities on the property for the purpose of providing new school site replacement housing as set forth in this article.

(2) A community college district or eligible nonprofit corporation may acquire real property for the purpose of new school site replacement housing only from a willing seller.

(c) Notwithstanding Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5 of the Government Code or any other provision of law, a local governing agency, community college district, or eligible nonprofit corporation that has acquired real property for new school site replacement housing pursuant to this article may convey the property to an affiliated public agency for the purpose of providing new school site replacement housing. An affiliated public agency that has acquired real property pursuant to this section may rehabilitate, develop, or construct residential facilities on the property for the purpose of providing new school site replacement housing in compliance with this article.

(d) Notwithstanding Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5 of the Government Code or any other provision of law, a local governing agency, community college district, eligible nonprofit corporation, or an affiliated public agency, that has acquired real property for new school site replacement housing pursuant to this article, may sell, lease for no more than 99 years, jointly develop, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust, or otherwise, or otherwise dispose of the real property or any interest in that property, or any portion thereof, for the purpose of providing new school site replacement housing through the rehabilitation,
development, or construction of residential facilities or combined residential and commercial facilities on that property.

(e) (1) Any disposition of real property, pursuant to subdivision (d), acquired for new school site replacement housing pursuant to this article shall be in furtherance of a replacement housing plan. The local governing agency, or community college district shall adopt a replacement housing plan for disposition of real property pursuant to this article, which shall meet all of the following requirements:

(A) The replacement housing plan shall include all of the following:

(i) A statement of the general location of housing to be developed pursuant to this section.

(ii) A description of the means of financing the development.

(iii) A finding that the actions to be taken pursuant to the plan do not require approval of the voters pursuant to Article XXXIV of the California Constitution, or that the approval has been or will be obtained.

(iv) A specification of the number of dwelling units housing persons and families of low income and persons and families of moderate income, respectively, that are planned for construction or rehabilitation.

(v) Provisions to ensure that persons displaced by the acquisition of a new school site, and the acquisition of the new school site replacement housing property pursuant to this article, shall have a right of first refusal for the purchase or rental of dwelling units developed in the replacement housing. (vi) A description of any facilities for commercial use to be constructed in combination with the replacement housing.

(B) The number of dwelling units to be developed on the combined area of real property acquired pursuant to this article will be equal to a prescribed percentage, as determined by the local governing agency, or community college district, but in no event less than the sum of both of the following:

(i) Seventy-five percent of the total number of dwelling units demolished or to be demolished in connection with construction or expansion of school facilities on the new school site.

(ii) The total number of dwelling units on the new school site replacement housing property to be acquired pursuant to this article.

(C) Unless the local governing agency or community college district prescribes a greater number pursuant to subparagraph (D), the number of dwelling units developed on the property acquired for new school site replacement housing pursuant to this article that are available at affordable housing costs or affordable rents shall be greater than, or equal to, the lesser of either of the following:

(i) A number equal to 50 percent of the dwelling units developed on the property acquired for new school site replacement housing pursuant to this article.

(ii) The number of households of persons and families of low, or moderate, income displaced by the acquisition of the new school site property and by the acquisition of the property for new school site replacement housing pursuant to this article.

(D) A local governing agency, community college district, or eligible nonprofit corporation may require that all or any portion of the dwelling units, in addition to those required under subparagraph (C), be available at affordable housing cost or affordable rent to persons and families in lower income categories,
including, persons and families of low income, very low income, or extremely low income. This section does not prohibit a local governing agency, community college district, or eligible nonprofit corporation from participating financially or otherwise to enable any housing developed pursuant to this article to serve households of lower income if the need for that housing is identified in, and consistent with, the replacement housing plan.

(2) For a reasonable period of time prior to adopting the replacement housing plan, the agency or community college district shall make available a draft of the proposed plan for review and comment by public agencies and the general public.”

Status: Amended by Stats. 2004, Ch. 495, Sec. 2. Effective January 1, 2005

40 California Legislative Information. 