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March 3, 2017

Speaker Pro Tempore Kevin Mullin
State Capitol
P.O. Box 942849
Sacramento, CA 94249

RE: AB 1157 (Mullin)—Surplus School Property: Teacher Housing—SUPPORT

Dear Speaker Pro Tempore Mullin,

On behalf of our 750+ members, the Non-Profit Housing Association of Northern California (NPH) is writing to voice our enthusiastic support your Assembly Bill 1157 which allows school districts to prioritize building teacher housing on their land.

Founded in 1979, NPH is the collective voice of those who support, build and finance affordable housing. We are 750 affordable housing developers, advocates, community leaders and businesses, working to secure resources, promote good policy, educate the public, and support affordable homes as the foundation for thriving individuals, families and neighborhoods.

Our students are suffering as schools struggle to retain and recruit teachers, exacerbated by our state's high cost of housing.

School districts throughout California, and especially in the Bay Area, struggle with recruiting and retaining staff and teachers, largely due to a shortage of affordable housing within the districts these employees teach and work.

This year alone, the average rental price for a two bedroom apartment in San Mateo County was \$3,400 per month. Yet teachers and school employees, like other civil servants, are paid based on available state funding and not on market pressures, making it difficult to pay wages to match the local housing market.

Teacher turnover is harmful to our students and their ability to receive a good education. According to the Center for Education Policy Analysis at Stanford University, teacher turnover has a significant and negative impact on the achievement of students, especially in schools with large populations of low-performing and minority students. These schools have seen a rise in the number of temporary permits, waivers, and intern credentials issued by the California Commission on Teacher Credentialing.

AB 1157 provides a tool that can be used by school districts in order to increase recruitment and retention by creating more affordable housing options for school employees and teachers.

Specifically, AB 1157 allows school districts to prioritize the construction of teacher housing on land school districts already own without having to give priority to other local public entities, so that teachers and school district employees can have access to housing they need in our exceedingly expensive region.

Teacher housing provides a creative tool that school districts can use in order to attract and retain new, qualified teachers. We are already seeing improved teacher retention in districts using similar models, including in Los Angeles and Santa Clara. AB 1157 would provide much-needed financial assistance to school districts that wish to emulate Santa Clara and Los Angeles by developing in-district housing for their own school employees.

Thank you for authoring this bill, and for your ongoing commitment to ensuring the availability of housing affordable to all Californians.

Sincerely,



Amie Fishman
Executive Director
Non-Profit Housing Association of Northern California (NPH)