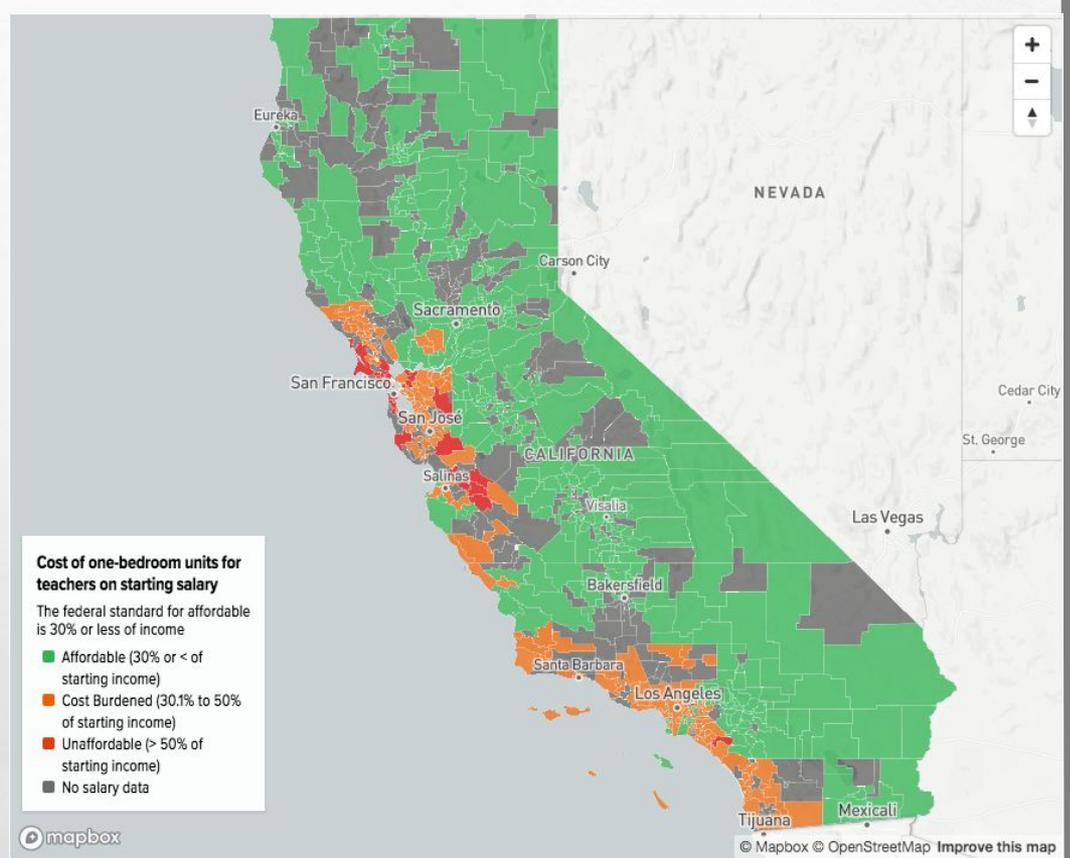


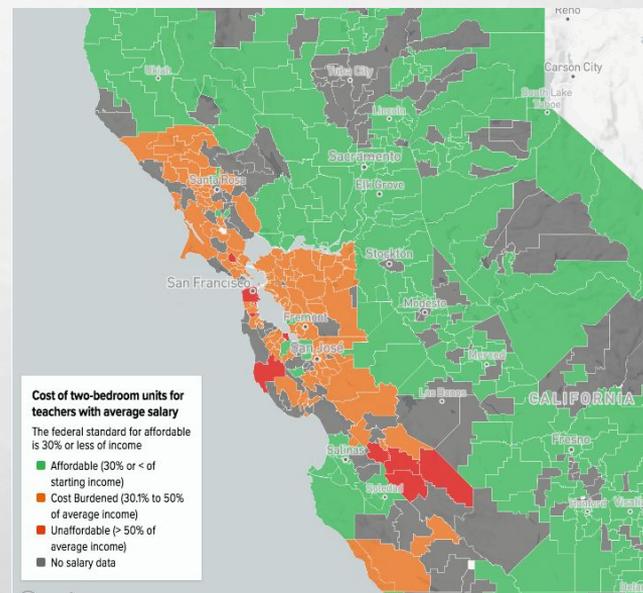
# Teachers getting shut out of housing

- In 40 percent of the 680 school districts that reported salary data, first-year teachers did not earn enough to rent a one-bedroom apartment



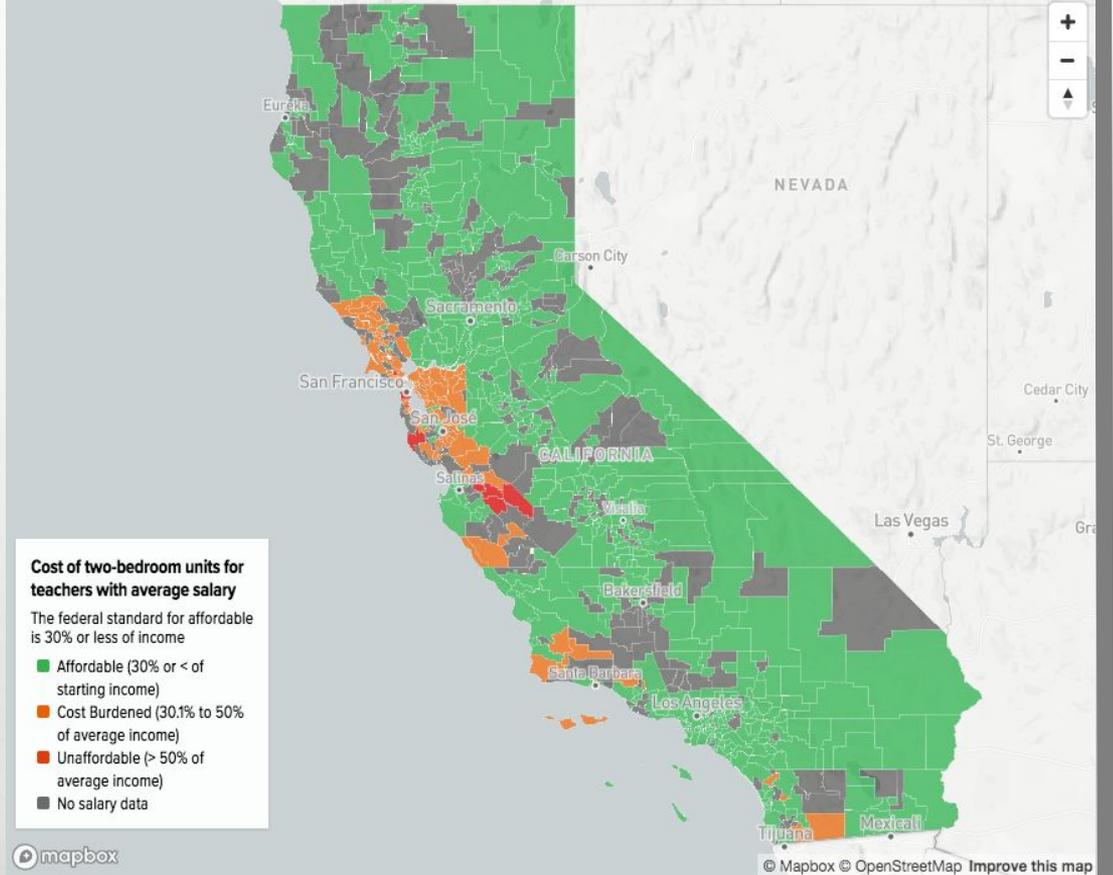
# Problem worst in the Bay Area

- In 90 percent of districts, teachers getting average pay did not earn enough to rent a two-bedroom
- In 47 districts highest-paid teachers could only afford a one-bedroom



# Teachers do better in rural areas

- Teachers earning average pay could afford a two-bedroom in 90 percent of the districts
- But many of those areas have housing shortages



# **Legislative Strategies to Address the Housing Crunch**

# **GOV. GAVIN NEWSOM'S \$1.75 BILLION PLAN**

- **Planning grants – Includes \$250 million to provide grants to cities and other local governments to help meet short-term housing production goals.**
- **Production grants - Includes \$500 million to reward local governments for reaching specific milestones as they attempt to reach their short-term housing production goals.**
- **State low-income housing tax credit program – Expands state low-income housing tax credits by \$500 million with some \$200 million to fund moderate-priced housing for middle class households.**
- **Loan expansion – A \$500 million allocation from the general fund to expand california housing finance agency's program to increase homes for middle-income residents.**

# CONSTITUTIONAL AMENDMENTS

The legislature is considering state constitutional amendments to encourage the building of affordable housing.

- **Senate constitutional Amendment 1** – Would eliminate the requirement that local voters approve of affordable housing projects.
- **Assembly constitutional Amendment 1** – Would change the approval required for a local general obligation bond from two-thirds of voters to 55 percent affordable housing, public infrastructure and permanent supportive housing projects.

# CURRENT BILLS IN THE CALIFORNIA STATE LEGISLATURE

- **SB 50** – Sen. Scott Wiener, D-San Francisco; would require cities to allow the building of housing with limited parking near transit stops or job centers.
- **AB 1485** – Assemblywoman Buffy Wicks, D-Oakland; fast tracks housing that sets aside 20 percent of the units to those who earn 120 percent or less of the area median income.
- **AB 36** – Assemblyman Richard Bloom, D-Santa Monica; allows local governments to apply rent control to units built before 2000. Would also extend rent control to 10 or more single-family homes owned by same owner.
- **AB 1482** – Assemblyman David Chiu, D-San Francisco; would limit rent increases to 5 percent annually, plus the percentage change in the consumer price index cost-of-living.

- **AB 10** – Assemblyman David Chiu, D-San Francisco; Rob Bonta, D-Alameda; Brian Maienschein, D-San Diego; Eloise Gomez Reyes, D-Grand Terrace; and Buffy Wicks, D-Oakland; would increase housing tax credits by \$500 million per year and increase from \$500,000 to \$25 million tax credits for housing investors.
- **AB 11** – Assemblyman David Chiu, D-San Francisco; allows local governments to form affordable housing and infrastructure agencies to fund infrastructure with 30 percent of the funds for affordable housing.
- **SB 5** – Sen. Jim Beall, D-San Jose and Mike McGuire, D-Healdsburg; would establish programs to fund affordable housing and other development with property tax funds set aside for education. The state would have to repay schools for the loss of property tax revenues.