**Educator Housing**

**Frequently Asked Questions (FAQs)**

**Why did SFUSD issue a Request for Qualifications (RFQ) for possible future educator housing projects?**

SFUSD recognizes that the availability of affordable housing for classroom teachers and paraeducators is critical to the overall success and stability of each school and the outcomes of students. In issuing the RFQ, we sought to identify development teams that have proven success on comparable housing projects. The RFQ was issued to select a pool of developers to work with SFUSD in the next 10 years as we identify sites to develop more educator housing.

This is an administrative step that allows SFUSD to be able to work with a pool of developers if the District decides to build more educator housing in the future. The developers come with a range of experiences such as bringing in unique financing models to build, partnering with the California State Teachers Retirement System (CalSTRS), and experience building educator and/or faculty housing in the Bay Area and California.

**What developers were selected for the pool?**

**BRIDGE Housing and John Stewart Company**

BRIDGE Housing Corporation, a leading nonprofit developer and owner of affordable housing on the West Coast, creates and manages a range of high-quality, affordable homes for families and seniors. Since it was founded in 1983, BRIDGE has participated in the development of more than 17,000 homes. The John Stewart Company began in 1978 with a commitment to providing high quality management for affordable housing in the Bay Area. Today, JSCo is a full-service housing management, development, and consulting organization employing over 1,400 people state-wide.
BUILD, Catalyst, and CalCHA
BUILD is a local San Francisco residential developer that prioritizes engagement with the local community throughout the entitlement process. CalCHA (California Community Housing Agency) is a California joint-powers authority founded to support the production, preservation, and protection of affordable housing throughout California. Catalyst Housing Group, a Bay Area-based affordable housing investor, and advisor to CalCHA, works diligently to cultivate innovative capital solutions to fund perpetually affordable rental housing for California’s essential middle-income workforce.

Hanover Pacific
Hanover Pacific (HP) is a developer of on-campus housing working in partnership with colleges and universities to provide housing solutions for students, faculty and the campus workforce. HP’s development program is to support the education mission of its campus partners and brings innovative approaches to under-served campuses in high barrier-to-entry markets and without the need for project subsidies. In addition to its institutional experience, HP is strong in all facets of the project life cycle from entitlement, financing, construction and operations.

MidPen Housing and Emerald Fund
MidPen Housing is a non-profit affordable housing developer, owner, manager, and resident service provider, working throughout the Bay Area. In 2018, MidPen was selected by the City and SFUSD as the developer of our first educator housing project at Francis Scott Key Annex. Emerald Fund, a San Francisco based real estate development company, has successfully developed more housing projects and more housing units in San Francisco than nearly any other developer in San Francisco history. Founded in 1979, Emerald has developed 37 projects totaling over 5,500 homes.

Strada Investment Group
Founded in 2010 and headquartered in San Francisco, Strada is a vertically-integrated real estate investment company with a proven track record developing mixed use mixed income communities. Its business is devoted exclusively to real estate
| Why is SFUSD building educator housing? | SFUSD has been working closely with United Educators of San Francisco (UESF) and the Mayor’s Office of Housing and Community Development since 2014 to pursue multiple approaches to support educators. In 2018, a developer was selected to build the first educator housing project at Francis Scott Key Annex, and the project plans were submitted to the Planning Department in March 2019.

Since 2014, SFUSD has increased base teacher salaries by 25% without decreasing benefits, and this year the average teacher salary is over $83,000. Still, San Francisco is one of the most expensive cities in the nation. We are committed to exploring new ways to support our educators so that they have access to affordable housing.

SFUSD’s effort to construct a brick and mortar housing development is part of a multi-pronged approach to address the acute need for affordable housing for our educators. |
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| What are the next steps? | There are a range of paths that potential development projects might take. SFUSD is hoping the developers selected will help the District identify solutions that can maximize affordable housing for educators, as well as identify potential revenue-generating opportunities for SFUSD.

**SFUSD staff will work with the Board of Education to identify goals and specific criteria for educator housing, including for the three District-owned sites listed in the RFQ. These three parcels are: 7th Avenue and Lawton Street; 200 Middle Point Road; and 20 Cook Street.** |