

Member, Board of Supervisors
District 7



City and County of San Francisco

MYRNA MELGAR

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Housing Stability Fund Oversight Board
c/o Shanti Singh, Chair

Submitted by: **Supervisor Myrna Melgar**
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RE: PROPOSALS HELP GROW SOCIAL HOUSING IN SAN FRANCISCO

EDUCATOR CO-OP HOUSING

Title: Educator Co-Op Housing on Underutilized Land

Summary: The lot at 7th Avenue and Lawton Avenue owned by the San Francisco Unified School District (SFUSD) in the Inner Sunset (District 7) has long been discussed as a site for potential housing for educators and paraprofessionals. Previous attempts have been stalled, but this could be an opportune time to explore the possibility of developing a co-operative housing project to offer low to moderate income units for SFUSD educators and paraprofessionals with support from the Housing Stability Fund.

Goals:

- **Purchase the SFUSD-owned lot at 7th and Lawton, securing it to develop Co-Op Housing for Educators, in collaboration with labor and nonprofit housing development partners.**
- **Produce a range of affordable, child and family friendly housing for educators to help with recruitment and retention**
- **Re-invest in co-operative housing model in San Francisco, which has not produced this type of development in decades.**

Project Proposal:

San Francisco Unified School District (SFUSD) currently has an empty lot at 7th and Lawton, which has always been planned for affordable housing for educators. SFUSD previously worked with the Mayor's Office of Housing and Community Development on a Request for Qualifications for the site in 2019, which is roughly 1.89 Acres (43,560 square feet). While there were interested developers, the proposal was never fulfilled due to the financial challenges SFUSD was facing, which was compounded by the pandemic.

San Francisco Unified School District is in the midst of a devastating budget crisis and is evaluating its asset portfolio so they can limit cuts on essential student services. This site at 7th and Lawton is considered surplus property. We would like to propose that the Housing Stability Oversight Board

consider investing in the purchase of this lot to help realize the vision that is long-shared by SFUSD and the educators union. By selling the lot to the City, they will be able to recoup some costs. The land would then be in public hands and could be developed as affordable housing for SFUSD educators.

This proposal expands the development of social housing by initiating a City-supported co-operative housing project partnered with Labor and nonprofit housing developers. The site is ready for development and could potentially utilize zoning and streamlining provisions made possible by the passage of Proposition E in 2019. This project would not only create stable affordable housing units that are in high demand for SFUSD educators and other professionals like social workers and paraprofessionals, but also offer the opportunity for homeownership through the limited equity cooperative model. These are the types of housing that will attract educators and staff to come to San Francisco and hopefully establish roots for their families.

The proposed site is located in the Inner Sunset neighborhood which has not seen any affordable housing investment from the City despite its close proximity to commercial corridors and several transit connections including the N-Judah. The project would also advance racial and social equity because educators are often well underpaid and recruiting educators of color can be challenging in an exorbitantly expensive City like San Francisco if they do not already have access to stable, affordable housing. If SFUSD is to remain a competitive employer, it must have affordable housing options to offer new educators and their families.

By the end of Fiscal Year 2022-23, it is conceivable to finalize transfer of the site from SFUSD to the City and start the process for a Request for Proposals. This project can leverage other sources of funding for completion, including pension funds from Labor and potentially tap into other public funds for affordable housing, such as the 2019 General Obligation Housing Bond, which emphasized the need for middle-income housing and units specifically targeted for public school educators. This proposal is timely to achieve multiple goals to support SFUSD, the long-term vitality of the educator workforce in San Francisco, and meet the needs of affordable housing homeownership.