

RESOLUTION

WHEREAS, an official position of the City of Los Angeles with respect to legislation, rules, regulations or policies, proposed to or pending before a local, state or federal government body or agency, must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, according to real estate analysis by EdSource, first year teachers in California could not afford a one-bedroom apartment in nearly 40 percent of 680 school districts that reported data in the year 2019 due to the State's rapidly increasing housing costs and comparatively stagnant teacher salaries; and

WHEREAS, the teacher housing affordability crisis has resulted in a teacher shortage in the State's public education system, with California having lost at least 40,000 teachers to outmigration between 2013 and 2017, which constitutes a 22 percent increase over the previous five-year period, according to EdSource; and

WHEREAS, the Los Angeles Unified School District (LAUSD) recently applied for Low Income Housing Tax Credits (LIHTC) to fund the construction of affordable housing on their land with the intention to restrict occupancy to employees of LAUSD, but their application was rejected by the California Tax Credit Allocation Committee (TCAC), who did not agree that the statute or IRS law authorizes LIHTC to be used to fund affordable housing restricted to employees of one school district; and

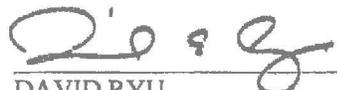
WHEREAS, Assembly Bill 3308 (Gabriel), introduced on February 21, 2020, would allow school districts to restrict occupancy of affordable housing on school district-owned land, funded with LIHTCs, to teachers and school district employees of the school district that owns the land, regardless of any laws that would prohibit a priority or preference for school district employees and teachers; and

WHEREAS, the State has passed legislation to address the housing shortage for school workers, such as the Teacher Housing Act of 2016, which allows school districts to provide affordable housing specifically for district employees and their families; and AB 1157, approved by Governor Jerry Brown in 2017, which exempts school districts from some of the usual requirements related to the sale or lease of property if it will be used for employee housing; and

WHEREAS, AB 3308 (Gabriel) would complement the State's efforts to make affordable housing accessible to school district employees by clearly establishing that individual districts can utilize their land to provide for their employees, without potentially being stopped on the grounds that a school district constitutes a single employer and therefore cannot use LIHTC funds;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-2020 State Legislative Program SUPPORT for AB 3308 (Gabriel), which would create a State policy supporting housing for teachers and school employees, and permits school districts and developers that have received 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.

PRESENTED BY:

  
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DAVID RYU  
Councilmember, 4<sup>th</sup> District

SECONDED BY:

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BOB BLUMENFIELD (verbal)  
Councilmember, 3<sup>rd</sup> District

JUL 1 2020