West Contra Costa Unified School District
Resolution No. 2425-22

Resolution In Support Of Education Workforce Housing (Ewh) In West Contra Costa Unified School District And
Consider Participation In (Csba) California School Board Association Workshop Series On Ewh

WHEREAS the West Contra Costa County Unified School Board believes all students deserve the highest quality education, which shall include attracting and retaining the best, brightest and most qualified teachers and support staff, despite the severe teacher/educator shortage.

WHEREAS , according to a recent UC Berkeley study entitled Education Workforce Housing in California: Developing the 21st Century Campus (Education Workforce Housing in California)
https://citiesandschools.berkeley.edu/major-initiatives/education-workforce-housing/ the growing interest in building workforce housing comes amidst two intertwined crises in California: Strong challenges in teacher recruitment and retention, and challenges which stem from low salary and benefits.

WHEREAS, nationally, 35 percent of educators are considered rent-burdened, the problem is especially pronounced in California where teacher salaries have been unable to keep up with the worsening housing crisis as costs to rent and buy homes soar across the state. Rent-burdened is defined as paying more than 30 percent of their income as rent, and the problem is even more pronounced among Black and Latino teachers, according to the report.

WHEREAS the teacher shortage is a multilayer problem with varying solutions, such as: providing hiring bonuses; Second Adult in the classroom; paying tuition costs to complete required credentials; student loan debt assistance; childcare onsite, scholarships to pursue National Board Certification program, etc, it is the rising housing costs that prevent school staff to be able to live in the area where they are employed.

WHEREAS, the WCCUSD Board wishes to express its support of future workforce housing that would provide much-needed affordable housing for District employees within close proximity to the District's schools to assist in the recruitment, retention, and quality of life of District employees, thereby enhancing the District's ability to deliver its educational programs to the students.

WHEREAS State legislative action in recent years has paved the way for more housing development on school lands, including: The Teacher Housing Act of 2016 (Senate Bill 1413, Leno) AB 1157 (Mullin) passed in 2017, SB 2 (Atkins), the Building Homes and Jobs Act, passed in 2017, AB 305 (O'Donnell), approved by Governor Newsom in July 2021.

WHEREAS AB 2295 (Bloom) approved in Sept 2022, and effective 1/1/2024; provides that a housing development project is an allowable use on any real property owned by a local educational agency (LEA) so long as certain requirements are satisfied.

WHEREAS Assemblymember Tony Thurmond (currently serving as California's State Superintendent of Public Instruction) worked to provide funding to LEAs to build workforce housing; Thurmond authored AB 2200 (2016), AB 45 (2017), and AB 2788 (2018) and in a recent CDE Housing webinar committed to providing financial assistance for pre-development, etc.

WHEREAS the Contra Costa County Department of Conservation and Development identified property in the West Contra Costa USD as suitable for housing in the county's 6th Cycle Housing Element and committed to provide technical assistance to other public agencies to develop housing,

WHEREAS Contra Costa County's Measure X Funds, Housing funds can be obtained, through a competitive process, for pre-development purposes, in addition to funds from other government sources which are earmarked for housing.

THEREFORE, BE IT RESOLVED THAT The West Contra Costa USD Board pledges its commitment to pursue and advance the development of Education Workforce Housing within the WCCUSD district boundaries.

BE IT FURTHER RESOLVED THAT this support will include applying for the CSBA 2025 Cohort for Education Workforce Housing workshop series.
https://csba.org/workforcehousing#gsc.tab=0
And forming a team which could join the 2025 Cohort Education Workforce Housing workshop series. https://csba.org/workforcehousing#gsc.tab=0 This workshop team may be composed of the superintendent, district and county Board members, facilities staff, and other community partners to further research EWH possibilities within WCCUSD and to develop peer learning networks and partnerships.

WEBSITE TO APPLY: https://csba.org/workforcehousing#gsc.tab=0

PASSED AND ADOPTED by the Board of Education of the West Contra Costa Unified School District on this eleventh day of September 2024, by the following vote:

AYE's_____ NO's _____ ABSTAIN_____ ABSENT _____

I HEREBY CERTIFY that the foregoing resolution was duly and regularly introduced, passed, and adopted by the Board of Education of the West Contra Costa Unified School District, Contra Costa County, at a meeting of said Board on September 11, 2024.

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President, Governing Board
West Contra Costa Unified School District

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Clerk, Governing Board
West Contra Costa Unified School District