

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	20-2048
Introduction Date	10/28/2020
Enactment Number	
Enactment Date	



# Memo

**To** Board of Education

**From** Jumoke Hinton-Hodge, Board Member

**Board Meeting Date** November 12, 2020

**Subject** Resolution No. 2021-0117 - Increasing Housing Opportunities for Unsheltered Students and Families and OUSD Employees and Adopting Board Policy 7351 – Housing

**Action** Approve Resolution No. 2021-0117 - Increasing Housing Opportunities for Unsheltered Students and Families and OUSD Employees and Adopting Board Policy 7351 – Housing

**Background** The housing market in Oakland—more specifically, the lack of financially accessible housing in Oakland—presents a significant obstacle for many individuals and families. This obstacle contributes to rates of homelessness, transiency, and housing insecurity among the students, families, and staff of the Oakland Unified School District (“District” or “OUSD”). Other districts have and OUSD is able to build sustainable and safe housing for unsheltered youth and their families as well as housing that is financially access for OUSD staff.

Research overwhelming shows that students who are unsheltered are at greater risk for falling behind academically and are far more likely to drop out of school, face myriad social and health challenges, and engage with the criminal justice system. Additionally, housing insecurity among District staff leads to higher turnover among District staff, which is correlated to lower student academic achievement. Another benefit of creating housing for District employees is that over the long-term it will generate revenue to expand programming for students and/or to mitigate the need for future reductions.

**Discussion**

The Resolution would direct the Superintendent or designee to start the process to determine where such housing could be built and how it might be financed. The Resolution would also direct the Superintendent or designee to immediately develop Modular/Portable housing options for unsheltered youth, unaccompanied minors, and newcomers for the 2020-21 school year. Lastly, the Resolution would enact Board Policy 7351 – Housing which effectuates the intent of the Resolution.

**Fiscal Impact**

Nothing from the adoption of the Resolution, but there is the potential for significant financial implications if housing is ultimately built.

**Attachment**

- Resolution No. 2021-0117 - Increasing Housing Opportunities for Unsheltered Students and Families and OUSD Employees and Adopting Board Policy 7351 – Housing (redline)
- Resolution No. 2021-0117 - Increasing Housing Opportunities for Unsheltered Students and Families and OUSD Employees and Adopting Board Policy 7351 – Housing (clean)
- Proposed Board Policy 7351 – Housing (redline)
- Proposed Board Policy 7351 – Housing (clean)

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 2021-0117**

**INCREASING HOUSING OPPORTUNITIES FOR UNSHELTERED STUDENTS AND FAMILIES AND  
OUSD EMPLOYEES AND ADOPTING BOARD POLICY 7351 – HOUSING**

**WHEREAS**, the lack of financially accessible housing in Oakland is a significant obstacle faced by many individuals and families, contributing to rates of homelessness, transiency, and housing insecurity among the students, families, and staff of the Oakland Unified School District (“District” or “OUSD”);

**WHEREAS**, research conducted by UC Berkeley’s Urban Analytics Lab shows Alameda County residents need to earn at least \$8,650 a month to afford the median asking rent in the region;

**WHEREAS**, during the 2018-2019 school year, the District enrolled more than 1,000 students identified as homeless — those who are living in shelters, motels, cars, abandoned buildings, with other families, or are otherwise temporarily unsheltered;

**WHEREAS**, this number of unsheltered District students and families reflects a growing city-wide crisis in which Oakland’s homeless population rose by 47% between 2017 and 2019 — the single largest increase among California cities;

**WHEREAS**, nationwide nearly 64% of unhoused students are unaccompanied youth or are no longer in the care of an adult guardian, 57% are newcomers (i.e., have been in the United States less than three years), and 8% need special education services;

**WHEREAS**, research overwhelming shows that students who are unsheltered are at greater risk for falling behind academically and are far more likely to drop out of school, face myriad social and health challenges, and engage with the criminal justice system;

**WHEREAS**, housing insecurity among District staff leads to higher turnover among District staff, which is correlated to lower student academic achievement;

**WHEREAS**, other school districts, both nationwide and in California, have developed housing for district staff as well as for unsheltered students and their families;

**WHEREAS**, Santa Clara Unified School District’s 72-unit affordable housing development, built and managed by a non-profit development corporation, was found to lower attrition rates among those involved in the program;

**WHEREAS**, San Francisco’s “Stay Over Program” — a multi-agency initiative in which city schools, supported by a local non-profit service provider, open their gymnasiums nightly to provide meals, shelter, and housing resources to students and their families experiencing homelessness or housing instability — successfully exited two-thirds of families served by the program to secure housing in its first year;

**WHEREAS**, Dallas Independent School District in Texas is working with a local nonprofit collaborative to provide supportive housing for unsheltered teenage students at one of the district’s vacant sites, as well as a 24/7 drop-in center to meet immediate needs for unsheltered students, including meals, showers, and laundry services;

**WHEREAS**, Education Code Section 17515 *et seq.* permits a school district to “enter into leases and agreements relating to real property and buildings to be used jointly by a district and any private person, firm, or local governmental agency” for a term not to exceed 99 years;

**WHEREAS**, the Teacher Housing Act of 2016 authorizes a school district to establish and implement programs to address the housing needs of district staff who face challenges in securing financially accessible housing and allows state funds to be allocated toward the creation of such housing;

**WHEREAS**, certain full- and part-time classified employees (e.g., teacher assistants, library aides, cafeteria workers, school office workers, and custodians), who are disproportionately of color in OUSD, may be eligible for low-income housing developed for individuals in the 30-percent-to-60-percent Average Median Income bracket;

**WHEREAS**, certain properties or portions of the District’s approximate 6,400 acres of land assets are underutilized and provide opportunities for the District to support the development of temporary-sustainable and safe housing for unhoused students and families as well as financially affordable housing for District staff; and

**WHEREAS**, in addition to the opportunity to provide stable housing to recruit and District employees, the creation of financially accessible housing also would provide the District with a consistent long-term revenue source to expand programming for students and/or to mitigate the need for future reductions.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the OUSD Board of Education reaffirms its commitment to serving all of its students, faculty, and staff, and recognizes that each of these groups faces significant barriers to secure housing as a result of rising costs of living;

**BE IT FURTHER RESOLVED THAT**, the Board directs the Superintendent or designee to do each of the following:

1. Create a 2020-21 Asset Management Plan that would identify appropriate sites to convert or build new housing on the District sites while balancing the need to monetize the sites

as well as provide services and housing to the community, and bring this assessment back to the Board for approval

- ~~1-2.~~ Identify District-owned properties that can be used to provide ~~temporary~~ sustainable and safe housing to District students and families or to provide financially accessible housing for District staff,
- ~~2-3.~~ Add the properties identified in #1 to the Asset Management Plan developed for the 2020-2021 school year,
- ~~3-4.~~ Prepare preliminary assessments for each of the properties identified in #1,
- ~~4-5.~~ Expand the preliminary assessments into development plans, if so directed by the Board, that include (i) use, as described in state law, of competitive bidding and/or a State-approved waiver that allows for strategic partners with the intent to provide for a more equitable selection of development partner(s) and (ii) a financial analysis of potential funding sources such as Low-Income Tax Credits, McKinney-Vento Homeless Assistance Act programs, philanthropy, the inclusion of market rate housing units, and all district, county, and state bonds,
- ~~5-6.~~ Immediately develop Modular/Portable housing options for unsheltered youth, unaccompanied minors, and newcomers for the 2020-21 school year.
7. Prepare long term financial assessments of the development plans to propose specific projects for the District to move forward with;
- ~~6-8.~~ Assess how the ability to offer ~~temporary~~ sustainable and safe housing to unsheltered youth could be integrated with the District's Homeless Education Program;

**BE IT FURTHER RESOLVED THAT**, by March 2021, the Superintendent or designee shall submit recommendations to the Board regarding goals and priorities for future housing development that include considerations regarding each of the following:

1. Financially accessible workforce housing options for eligible employees,
2. Maximizing revenue generation of District land assets,
3. Partnering with governmental and non-governmental organizations to support this work, and
4. Engaging appropriate experts in real estate evaluation and planning;

**BE IT FURTHER RESOLVED THAT**, the Superintendent or designee shall, in coordination with the Board, advocate at the federal, state and local levels to

1. Increase the amount of funding allocated to California and local educational agencies under the McKinney-Vento Homeless Assistance Act and any other federal legislation,
2. Allocate that the proceeds of local bond measures, such as the Alameda County's Measure A-1 housing bond, be put towards housing projects identified under this Resolution,
3. Increase in number of Section 8 vouchers available to meet the growing needs of our unsheltered students and families; and
4. Support any other advocacy opportunities consistent with these objectives above; and

**BE IT FURTHER RESOLVED THAT**, the Board hereby adopts Board Policy 7351 – Housing, attached hereto and incorporated by referenced herein.

Passed by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on November 12, 2020.

<b>Legislative File</b>	
File ID Number:	20-2048
Introduction Date:	10/28/2020
Enactment Number:	
Enactment Date:	
By:	

**OAKLAND UNIFIED SCHOOL DISTRICT**

---

Jody London  
President, Board of Education

---

Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

**RESOLUTION OF THE  
BOARD OF EDUCATION  
OAKLAND UNIFIED SCHOOL DISTRICT**

**RESOLUTION NO. 2021-0117**

**INCREASING HOUSING OPPORTUNITIES FOR UNSHELTERED STUDENTS AND FAMILIES AND  
OUSD EMPLOYEES AND ADOPTING BOARD POLICY 7351 – HOUSING**

**WHEREAS**, the lack of financially accessible housing in Oakland is a significant obstacle faced by many individuals and families, contributing to rates of homelessness, transiency, and housing insecurity among the students, families, and staff of the Oakland Unified School District (“District” or “OUSD”);

**WHEREAS**, research conducted by UC Berkeley’s Urban Analytics Lab shows Alameda County residents need to earn at least \$8,650 a month to afford the median asking rent in the region;

**WHEREAS**, during the 2018-2019 school year, the District enrolled more than 1,000 students identified as homeless — those who are living in shelters, motels, cars, abandoned buildings, with other families, or are otherwise temporarily unsheltered;

**WHEREAS**, this number of unsheltered District students and families reflects a growing city-wide crisis in which Oakland’s homeless population rose by 47% between 2017 and 2019 — the single largest increase among California cities;

**WHEREAS**, nationwide nearly 64% of unhoused students are unaccompanied youth or are no longer in the care of an adult guardian, 57% are newcomers (i.e., have been in the United States less than three years), and 8% need special education services;

**WHEREAS**, research overwhelming shows that students who are unsheltered are at greater risk for falling behind academically and are far more likely to drop out of school, face myriad social and health challenges, and engage with the criminal justice system;

**WHEREAS**, housing insecurity among District staff leads to higher turnover among District staff, which is correlated to lower student academic achievement;

**WHEREAS**, other school districts, both nationwide and in California, have developed housing for district staff as well as for unsheltered students and their families;

**WHEREAS**, Santa Clara Unified School District’s 72-unit affordable housing development, built and managed by a non-profit development corporation, was found to lower attrition rates among those involved in the program;

**WHEREAS**, San Francisco’s “Stay Over Program” — a multi-agency initiative in which city schools, supported by a local non-profit service provider, open their gymnasiums nightly to provide meals, shelter, and housing resources to students and their families experiencing homelessness or housing instability — successfully exited two-thirds of families served by the program to secure housing in its first year;

**WHEREAS**, Dallas Independent School District in Texas is working with a local nonprofit collaborative to provide supportive housing for unsheltered teenage students at one of the district’s vacant sites, as well as a 24/7 drop-in center to meet immediate needs for unsheltered students, including meals, showers, and laundry services;

**WHEREAS**, Education Code Section 17515 *et seq.* permits a school district to “enter into leases and agreements relating to real property and buildings to be used jointly by a district and any private person, firm, or local governmental agency” for a term not to exceed 99 years;

**WHEREAS**, the Teacher Housing Act of 2016 authorizes a school district to establish and implement programs to address the housing needs of district staff who face challenges in securing financially accessible housing and allows state funds to be allocated toward the creation of such housing;

**WHEREAS**, certain full- and part-time classified employees (e.g., teacher assistants, library aides, cafeteria workers, school office workers, and custodians), who are disproportionately of color in OUSD, may be eligible for low-income housing developed for individuals in the 30-percent-to-60-percent Average Median Income bracket;

**WHEREAS**, certain properties or portions of the District’s approximate 6,400 acres of land assets are underutilized and provide opportunities for the District to support the development of sustainable and safe housing for unhoused students and families as well as financially affordable housing for District staff; and

**WHEREAS**, in addition to the opportunity to provide stable housing to recruit and District employees, the creation of financially accessible housing also would provide the District with a consistent long-term revenue source to expand programming for students and/or to mitigate the need for future reductions.

**NOW, THEREFORE, BE IT RESOLVED THAT**, the OUSD Board of Education reaffirms its commitment to serving all of its students, faculty, and staff, and recognizes that each of these groups faces significant barriers to secure housing as a result of rising costs of living;

**BE IT FURTHER RESOLVED THAT**, the Board directs the Superintendent or designee to do each of the following:

1. Create a 2020-21 Asset Management Plan that would identify appropriate sites to convert or build new housing on the District sites while balancing the need to monetize the sites



as well as provide services and housing to the community, and bring this assessment back to the Board for approval

2. Identify District-owned properties that can be used to provide sustainable and safe housing to District students and families or to provide financially accessible housing for District staff,
3. Add the properties identified in #1 to the Asset Management Plan developed for the 2020-2021 school year,
4. Prepare preliminary assessments for each of the properties identified in #1,
5. Expand the preliminary assessments into development plans, if so directed by the Board, that include (i) use, as described in state law, of competitive bidding and/or a State-approved waiver that allows for strategic partners with the intent to provide for a more equitable selection of development partner(s) and (ii) a financial analysis of potential funding sources such as Low-Income Tax Credits, McKinney-Vento Homeless Assistance Act programs, philanthropy, the inclusion of market rate housing units, and all district, county, and state bonds,
6. Immediately develop Modular/Portable housing options for unsheltered youth, unaccompanied minors, and newcomers for the 2020-21 school year.
7. Prepare long term financial assessments of the development plans to propose specific projects for the District to move forward with;
8. Assess how the ability to offer sustainable and safe housing to unsheltered youth could be integrated with the District's Homeless Education Program;

**BE IT FURTHER RESOLVED THAT**, by March 2021, the Superintendent or designee shall submit recommendations to the Board regarding goals and priorities for future housing development that include considerations regarding each of the following:

1. Financially accessible workforce housing options for eligible employees,
2. Maximizing revenue generation of District land assets,
3. Partnering with governmental and non-governmental organizations to support this work, and
4. Engaging appropriate experts in real estate evaluation and planning;

**BE IT FURTHER RESOLVED THAT**, the Superintendent or designee shall, in coordination with the Board, advocate at the federal, state and local levels to

1. Increase the amount of funding allocated to California and local educational agencies under the McKinney-Vento Homeless Assistance Act and any other federal legislation,
2. Allocate that the proceeds of local bond measures, such as the Alameda County's Measure A-1 housing bond, be put towards housing projects identified under this Resolution,
3. Increase in number of Section 8 vouchers available to meet the growing needs of our unsheltered students and families; and
4. Support any other advocacy opportunities consistent with these objectives above; and

**BE IT FURTHER RESOLVED THAT**, the Board hereby adopts Board Policy 7351 – Housing, attached hereto and incorporated by referenced herein.

Passed by the following vote:

PREFERENTIAL AYE:

PREFERENTIAL NOE:

PREFERENTIAL ABSTENTION:

PREFERENTIAL RECUSE:

AYES:

NOES:

ABSTAINED:

RECUSED:

ABSENT:

**CERTIFICATION**

We hereby certify that the foregoing is a full, true and correct copy of a Resolution passed at a Regular Meeting of the Board of Education of the Oakland Unified School District held on November 12, 2020.

<b>Legislative File</b>	
File ID Number:	20-2048
Introduction Date:	10/28/2020
Enactment Number:	
Enactment Date:	
By:	

**OAKLAND UNIFIED SCHOOL DISTRICT**

---

Jody London  
President, Board of Education

---

Kyla Johnson-Trammell  
Superintendent and Secretary, Board of Education

# OAKLAND UNIFIED SCHOOL DISTRICT

## Board Policy

BP 7351

## Facilities

## Housing

It is the goal of the Oakland Unified School District to cause to be built and cause to be maintained ~~temporary-sustainable and safe~~ housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff. This goal is primarily intended to provide a critical service to unsheltered students and their families and to help recruit and retain high quality, long-serving staff. This goal, if fulfilled, will provide the District with a consistent long-term revenue source to expand programming for students and/or to mitigate the need for future reductions.

The Superintendent or designee shall regularly (but not less than quarterly) report to the Board on the progress on any efforts to cause to be developed ~~temporary-sustainable and safe~~ housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff.

# OAKLAND UNIFIED SCHOOL DISTRICT

## Board Policy

BP 7351

## Facilities

### Housing

It is the goal of the Oakland Unified School District to cause to be built and cause to be maintained sustainable and safe housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff. This goal is primarily intended to provide a critical service to unsheltered students and their families and to help recruit and retain high quality, long-serving staff. This goal, if fulfilled, will provide the District with a consistent long-term revenue source to expand programming for students and/or to mitigate the need for future reductions.

The Superintendent or designee shall regularly (but not less than quarterly) report to the Board on the progress on any efforts to cause to be developed sustainable and safe housing for unsheltered District students and their families as well as housing for District employees that is financially accessible to classified and certificated staff.