Resolution supporting United States Senate Bill 1412, the Housing for Homeless Students Act, sponsored by Senators Al Franken and Rob Portman.

WHEREAS, The Low Income Housing Tax Credit Program (LIHTC) provides a reduction in tax liability for developers that build or rehabilitate affordable rental housing units; and

WHEREAS, The LIHTC has been used successfully to build properties intended to house individuals, youth, and families who experience homelessness; and

WHEREAS, Landlords who participate in the program get to claim tax credits for their tax credit properties in return for renting to low-income tenants at a restricted rent; and

WHEREAS, Currently, residents in housing funded by the LIHTC cannot be full-time students unless they meet certain exceptions; and

WHEREAS, The “student rule” in the current LIHTC is intended to prohibit funds from being used to construct dormitories and to prevent college students, who often have temporarily low incomes, from utilizing resources meant for individuals and families with more serious and longer-term housing needs; and

WHEREAS, The “student rule” provides no exception for the homeless and previously homeless youth, or veterans, and has had the unintended consequence of holding back truly low-income individuals and the formerly homeless from attaining higher education; and

WHEREAS, In San Francisco, there are currently 126 affordable housing sites that are funded through the LIHTC, and two transitional age youth supportive housing buildings that are funded through the LIHTC; and
WHEREAS, In one of the transitional aged youth affordable housing buildings, 9 of the current 11 part-time students would like to be in school full-time, but are limited by the rules set forth in the current LIHTC; and

WHEREAS, Preventing access to full-time education opportunities is a barrier to self-sufficiency, especially for formerly homeless youth, individuals, and families; and

WHEREAS, Preventing access to full-time education needlessly delays formerly homeless youth and individuals from attaining a higher education and causes extra time and cost burdens that the vast majority of students do not have to suffer through; and

WHEREAS, United States Senators Al Franken and Rob Portman have introduced Senate Bill 1412, known as the Housing for Homeless Students Act, that will exempt individuals from the student rule if they experienced homelessness at any point in the five years prior to moving into a LIHTC funded affordable housing building; and

WHEREAS, The Housing for Homeless Students Act would expand eligibility to include homeless individuals covered by the definition of “homeless children and youth” in the McKinney-Vento Homeless Assistance Act, and to veterans who have been homeless to ensure that they have access to affordable housing while seeking an education; and

WHEREAS, The changes proposed in the Housing for Homeless Student Act will allow full-time students who experience, or recently experienced homelessness to become eligible, or retain eligibility for LIHTC funded housing units; now, therefore, be it

RESOLVED, That the San Francisco Board of Supervisors fully supports the Housing for Homeless Students Act and urges Congress to pass the bill immediately.
Resolution supporting United States Senate Bill 1412, the Housing for Homeless Students Act, sponsored by Senators Al Franken and Rob Portman.

March 01, 2016 Board of Supervisors - ADOPTED
Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

I hereby certify that the foregoing Resolution was ADOPTED on 3/1/2016 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

Angela Calvillo
Clerk of the Board