

Teacher Housing Needs in New Mexico

Public School Capital Outlay Oversight Task Force

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11:15 AM

Presenter:

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New Mexico Public School Facilities Authority

Agenda

- Teacher Housing in New Mexico
- Statewide Teacher Housing Survey Summary
- Existing Housing Summary
- Design Considerations for New Housing
- Funding Program Options
- Questions

Teacher Housing in New Mexico

School districts provide subsidized teacher housing due to:

- Lack of any available housing for rent or sale near school campuses
- Lack of affordable housing for teachers and staff near school campuses
- Need to incentivize teacher relocation/retention in remote areas

Facility maintenance and operation of teacher housing:

- Districts pay for maintenance and repair of teacher housing through their operational budget used for all school facilities
- Districts typically pay utility bills for tenants (gas, electric, and water)

Physical Description:

- Teacher housing stock can be defined by number of buildings and number of units
- One building can have 1, 2, or 3 units (single, duplex, triplex)
- Housing can be located on school sites or at off-campus locations within the school district

Statewide Teacher Housing Survey 2019

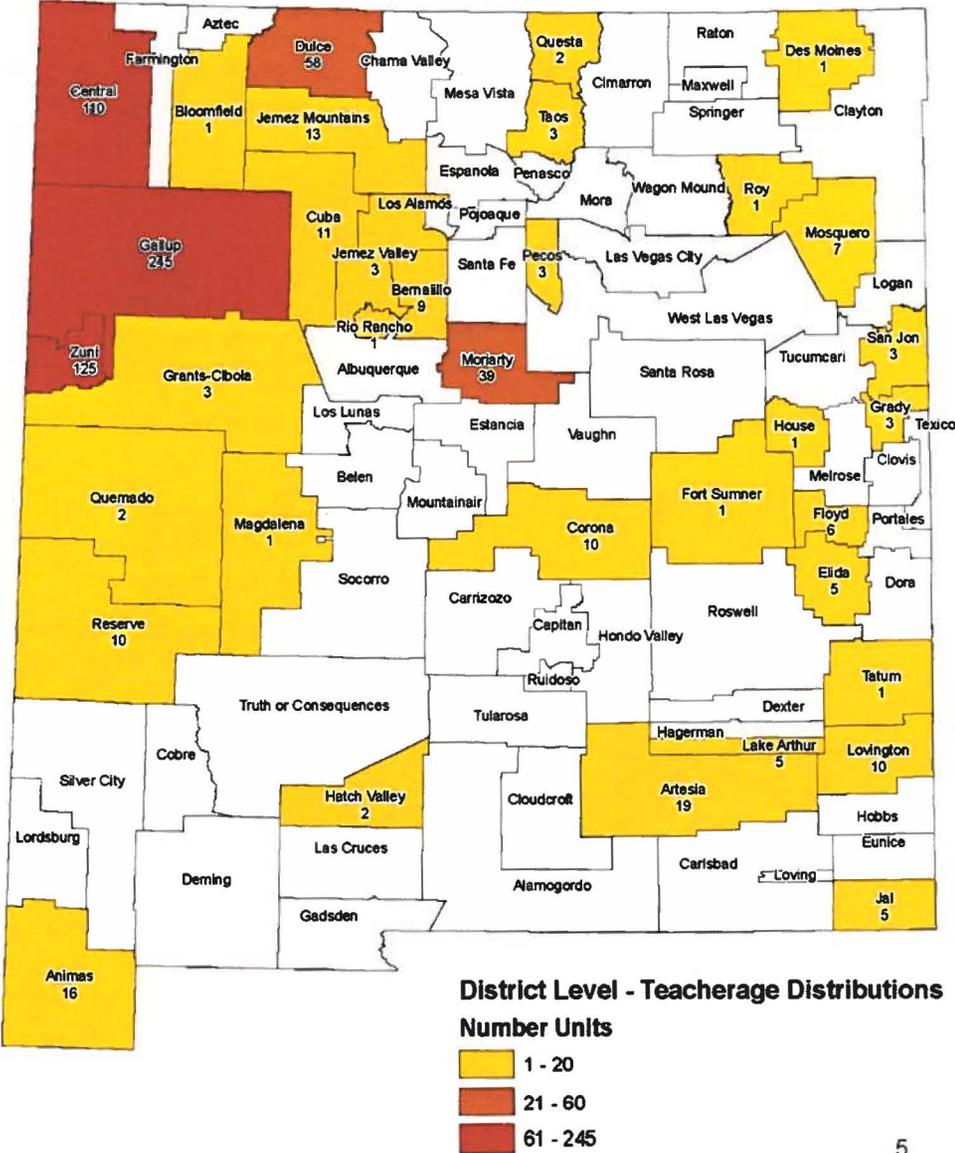
PSFA surveyed all school districts in February and March 2019

- Does your district have teacher housing?
- If Yes, additional questions were asked:
 - School site or physical address of the housing
 - Year constructed
 - Building type (permanent, portable classroom, trailer)
 - Current use (vacant, teacher occupied, district staff occupied, non district tenants, storage, other use)
 - Current condition (good, marginal, poor)
 - Gross square feet per building
 - Number of buildings
 - Total gross square feet
 - Number of units

Teacher Housing Units in New Mexico

of Units, Top 10 Districts

1.	Gallup	245
2.	Zuni	125
3.	Central	110
4.	Dulce	58
5.	Moriarty	39
6.	Artesia	19
7.	Animas	16
8.	Jemez Mountain	13
9.	Cuba	11
10.	Lovington	10
	■ Corona	10
	■ Reserve	10

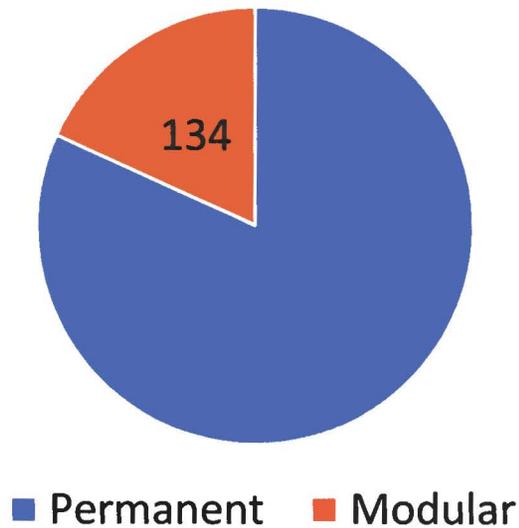


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 Sources PSFA, NM School Districts

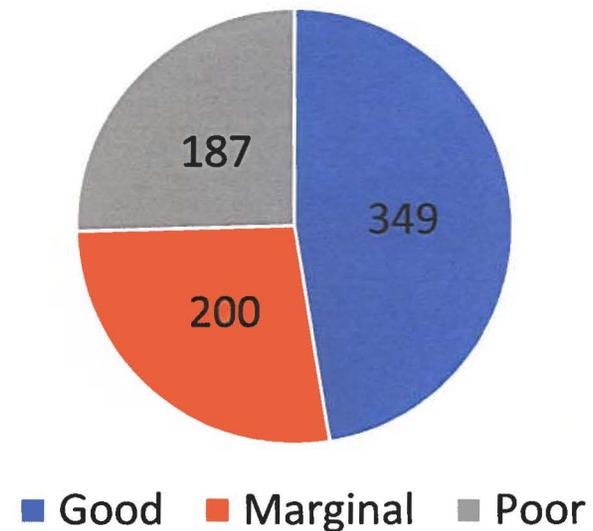
Teacher Housing Survey Statewide Estimates

Estimated Number of Buildings	Estimated Total Gross Square Feet	Estimated Total Number of Units	Estimated Total Replacement Value (\$150 - \$200/SF)	Estimated Total Repair Cost Poor Condition (\$100/SF)
460	651,602	736	\$97 M - \$130 M	\$15 M

of Units by Construction Type



of Units by Condition



Teacher Housing Survey Trends

Age	Pre 1950	1950's	1960's	1970's	1980's	1990's	2000's
Buildings	64	60	82	35	52	48	119
Units	103	97	143	46	65	62	220
GSF	67,283	59,678	116,400	61,139	71,290	86,358	189,454

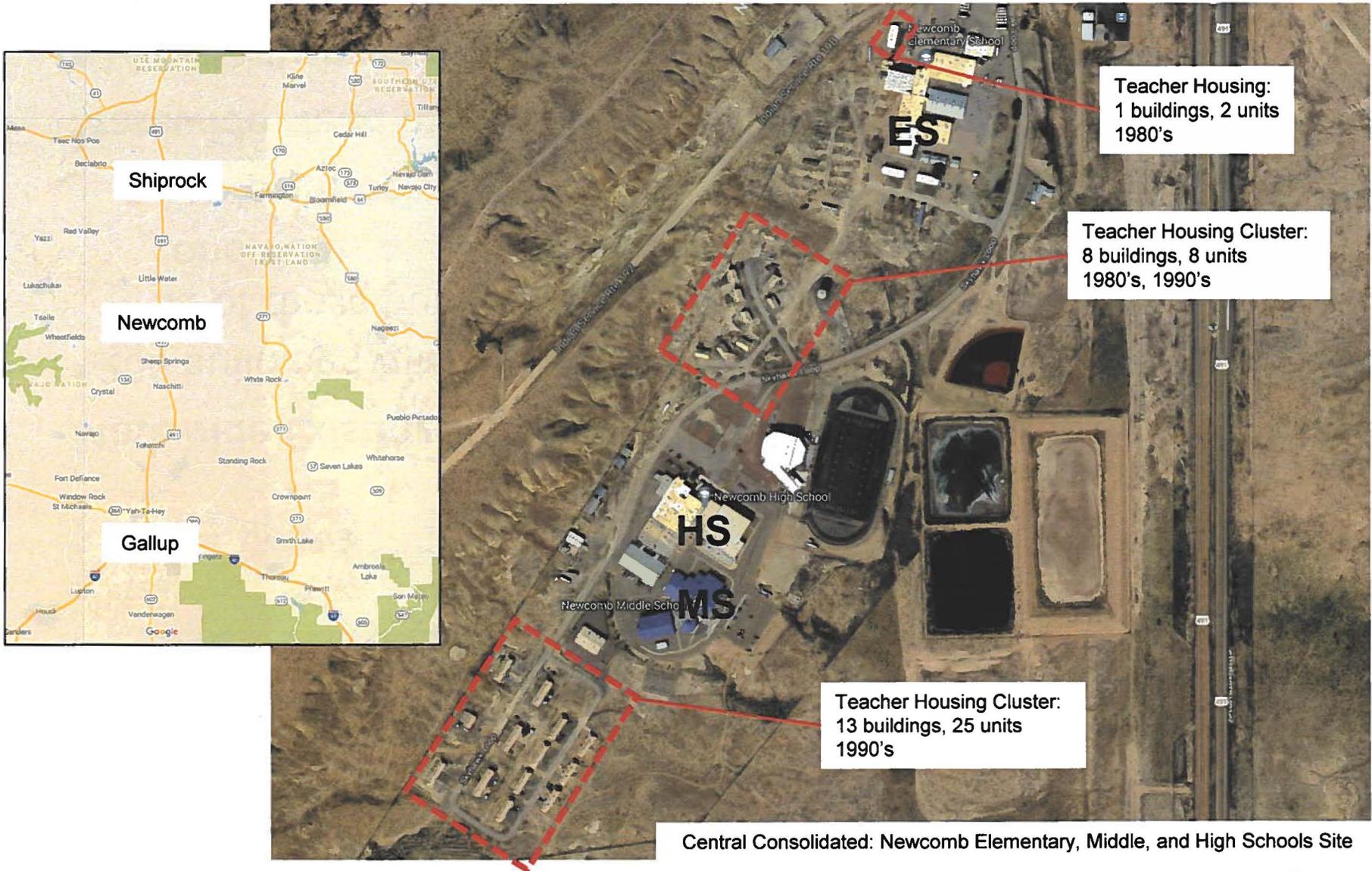
Statewide Existing Housing Age and Condition

- 206 buildings with 343 units older than 50 years (pre 1970)
 - 51 of these buildings, 100 units, reported to be in poor condition
 - Approximately \$8 M to replace old housing in poor condition

Statewide Need to Add Capacity

- 14 districts have requested a total of 89 new housing units, based on waiting lists and estimated demand
- Approximately \$15 M to build this new capacity

Existing Housing Examples



Central Consolidated: Newcomb Elementary, Middle, and High Schools Site

Existing Housing Examples



Gallup Ramah ES Duplex 1960s



Gallup Ramah ES Duplex



Gallup Tohatchi HS Duplex 2000s



Central Newcomb HS/MS Duplex 1990s

Design Considerations for New Housing

Site

- Development plans for cluster housing for storm water control, wastewater systems, extension of utilities, and roadway access
- Fencing, sidewalks, and other landscape features

Building Exterior

- Durable, easy to maintain finishes and systems that can be maintained by district maintenance staff without frequent call-backs
- Building materials common to existing school buildings to economize purchasing, stocking, and installation by district staff
- Energy efficient building envelop to reduce annual utility and operating costs for the life of the buildings

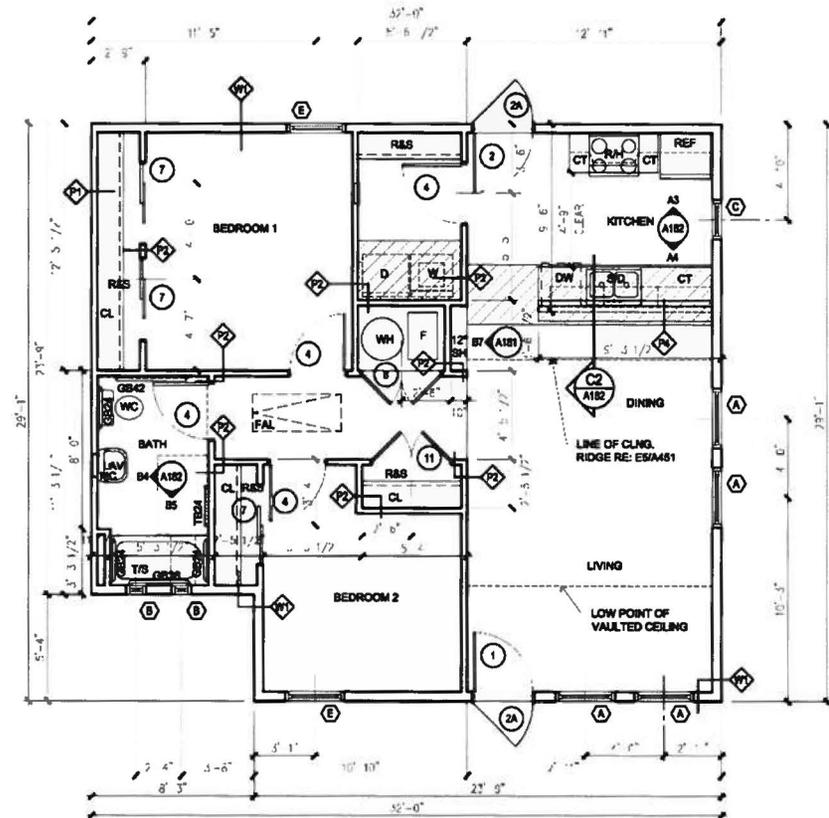
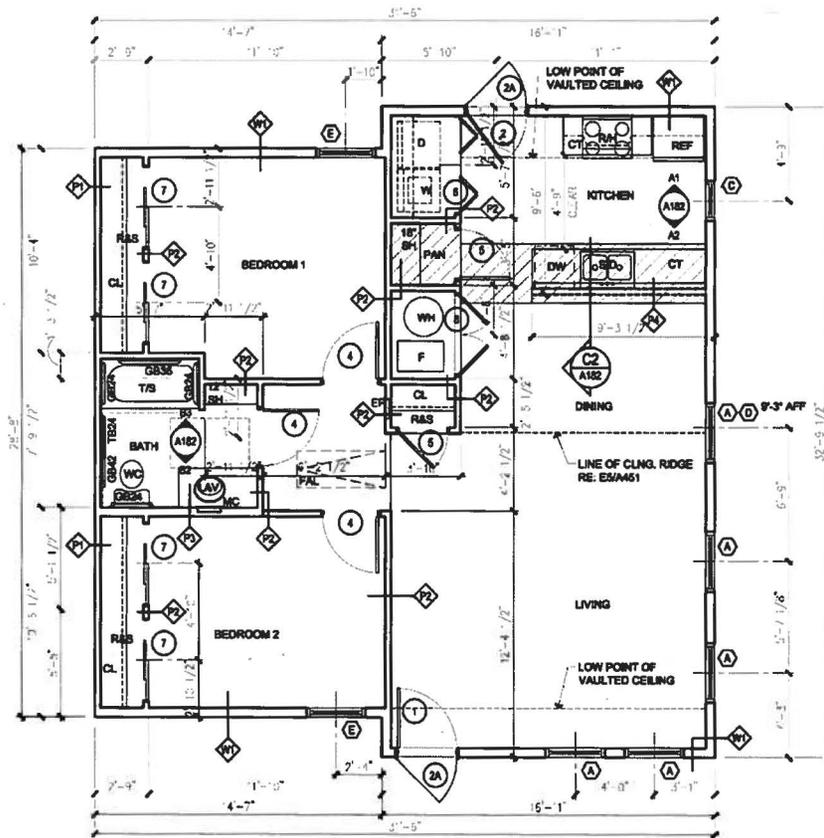
Building Interior

- Simple, durable, easily replaceable finishes to facilitate efficient cycling of the units to new tenants
- Energy and water conserving fixtures and appliances
- Potential for some shared spaces for laundry and cooking

Two Bedroom Unit Typical Floor Plan

Size per Unit

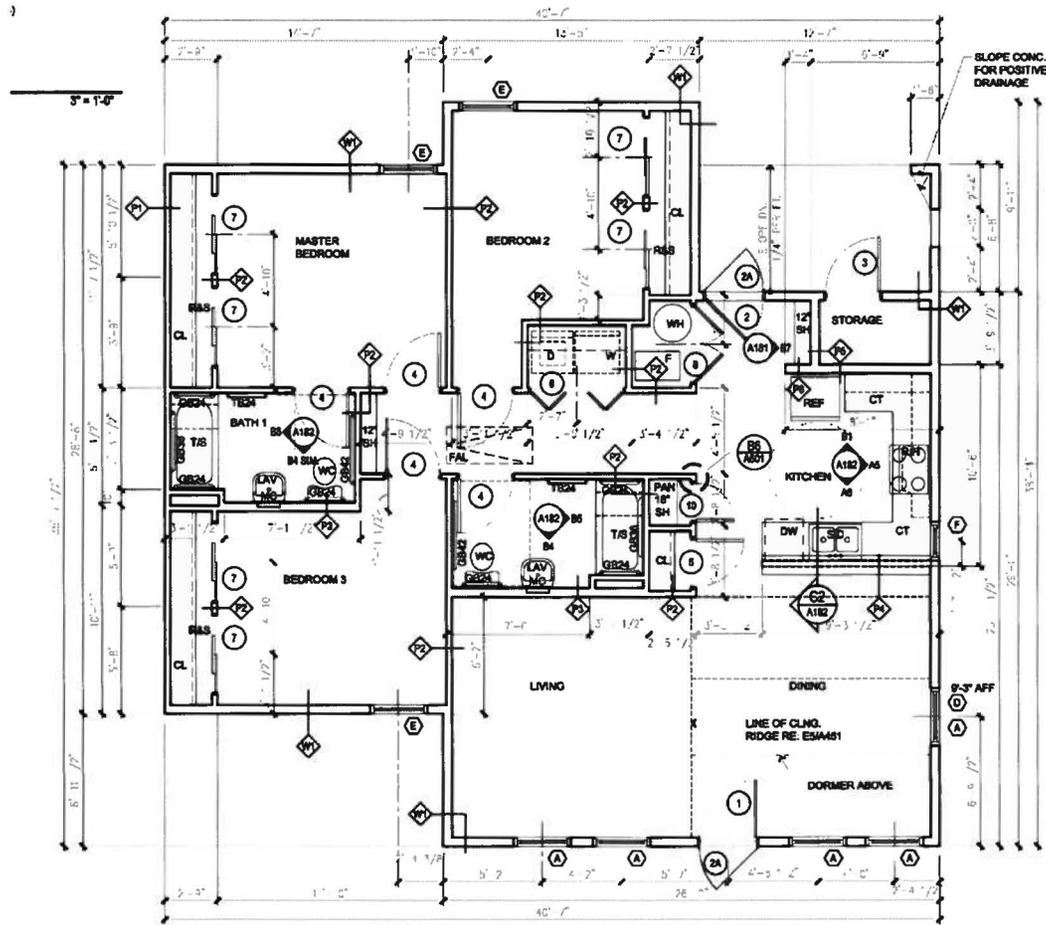
- 2 bedroom units typically 900 – 1,000 gross square feet



Three Bedroom Unit Typical Floor Plan

Size per Unit

- 3 bedroom units typically 1,000 – 1,200 gross square feet



E5 UNIT TYPE 3A- ACCESSIBLE
 3 BEDROOM/ 2 BATH
 1/4" = 1'-0"

Teacher Housing Funding Program Options

SB 280 \$10 M Teacher Housing Appropriation

- Awards made in June 2019 to pay down existing teacher housing debt in districts receiving federal impact aid for tribal lands

SB 280 \$24 M Outside of Adequacy Appropriation

- Appropriation for projects in districts receiving federal impact aid for tribal lands
- New teacher housing projects may be funded by this program
- August-September 2019 application period
- October 2019 awards (estimated)

Retroactive Standards-Based Program

- New program, currently in-development by PSCOC
- New and renovation teacher housing may be funded by this program
- Teacher housing is now eligible for Standards-Based funding on upcoming projects
 - *Statewide Adequacy Standards: “Teacherages shall meet standards required by the US Department of Housing and Urban Development”.*

Questions

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Thank You!