## A BILL FOR AN ACT

RELATING TO TEACHER RENTAL HOUSING.

#### **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1	PART I
2	SECTION 1. Section 201H-12, Hawaii Revised Statutes, is
3	amended as follows:
4	1. By amending subsection (a) to read:
5	"(a) The corporation, in its own behalf or on behalf of
6	any federal, state, or county agency, may:
7	(1) Clear, improve, and rehabilitate property;
8	(2) Plan, develop, construct, and finance housing
9	projects, including mixed-use developments; and
10	(3) In cooperation with any state or county department or
11	agency, including the department of education and
12	department of accounting and general services, plan
13	facilities and rental housing projects for teachers
14	and other school employees employed by the department
15	of education, public charter schools, and executive
16	office on early learning public prekindergarten
17	program and related infrastructure as an integral part



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1 of its housing projects, including mixed-use 2 developments, using all its innovative powers toward 3 achieving that end expeditiously and economically; 4 provided that facilities developed in cooperation with 5 the department of education comply with the department 6 of education's educational objectives and 7 requirements. 8 For purposes of this subsection, "mixed-use developments" means 9 a development that contains affordable residential dwelling 10 units that may be combined with governmental, educational,

11 commercial, cultural, institutional, or industrial uses; is 12 approved by the county in which the project is located; and is 13 subject to: chapter 104; title 40 United States Code sections 14 3141, 3142, 3143, 3144, 3146, and 3147; or a project labor 15 agreement by law or contract in the construction of the 16 project."

17 2. By amending subsection (e) to read:

18 "(e) The corporation may contract or sponsor with any 19 [county,] state or county department or agency, housing 20 authority, or person, subject to the availability of funds, an 21 experimental or demonstration housing project designed to meet



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1 the needs of elders; the disabled; displaced or homeless
2 persons; low- and moderate-income persons; teachers or other
3 government employees; or university and college students and
4 faculty."

SECTION 2. There is appropriated out of the general
revenues of the State of Hawaii the sum of \$ or so
much thereof as may be necessary for fiscal year 2023-2024 and
the same sum or so much thereof as may be necessary for fiscal
year 2024-2025 for deposit into the dwelling unit revolving
fund.

11 SECTION 3. There is appropriated out of the dwelling unit 12 revolving fund the sum of \$ or so much thereof as may 13 be necessary for fiscal year 2023-2024 and the same sum or so 14 much thereof as may be necessary for fiscal year 2024-2025 for 15 the development of rental housing for teachers and other school 16 employees pursuant to section 302A- , Hawaii Revised Statutes; 17 provided that if the department of education does not identify 18 and approve land for the development of rental housing for 19 teachers by December 31, 2023, the sums appropriated may be 20 expended for the purposes of the dwelling unit revolving fund 21 under section 201H-191, Hawaii Revised Statutes.

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1	The sums appropriated shall be expended by the Hawaii
2	housing finance and development corporation for the purposes of
3	this Act.
4	PART II
5	SECTION 4. Chapter 302A, Hawaii Revised Statutes, is
6	amended by adding a new section to be appropriately designated
7	and to read as follows:
8	" <u>\$302A-</u> Teachers and school employees' housing; leasing
9	and occupancy; rules. (a) The department may lease land and
10	contract with private entities for the development, management,
11	maintenance, or revitalization of housing for teachers and other
12	school employees as necessary to effectuate this subpart.
13	(b) If the occupancy of housing units by teachers or other
14	school employees fall below a percentage threshold as determined
15	by the department through administrative rules, the available
16	units may be rented to eligible non-teacher and school employee
17	tenants.
18	(c) The department shall adopt rules pursuant to chapter
19	91 for the purposes of this section.

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1	(d) All housing developed pursuant to this section shall
2	be rented and operated in compliance with all applicable federal
3	and state fair housing laws.
4	(e) As used in this section, "teachers" shall include
5	teachers governed by chapter 302L."
6	PART III
7	SECTION 5. Statutory material to be repealed is bracketed
8	and stricken. New statutory material is underscored.
9	SECTION 6. This Act shall take effect on June 30, 3000.

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#### Report Title:

Hawaii Housing Finance and Development Corporation; Department of Education; Teachers; School Employees; Housing; Appropriation

#### Description:

Authorizes HHFDC to assist DOE in developing housing projects for teachers and other school employees and contract or sponsor an experimental or demonstration housing project with any state department or agency. Appropriates funds for deposit into the dwelling unit revolving fund. Authorizes DOE to lease land and contract with private entities for the development, management, maintenance, or revitalization of housing for teachers and other school employees. Permits a private entity to lease housing to other eligible tenants if occupancy of the housing falls below a percentage threshold as determined by DOE. Effective 6/30/3000. (HD2)

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