

STATE OF HAWAII
HAWAII TEACHER STANDARDS BOARD
650 IWILEI ROAD, SUITE 201
HONOLULU, HAWAII 96817

February 19, 2020

TO THE SENATE COMMITTEE ON WAYS AND MEANS

**TESTIMONY ON SENATE BILL 2255 SD1, RELATING TO TEACHER RENTAL HOUSING
SUBMITTED BY LYNN HAMMONDS FOR THE HAWAII TEACHER STANDARDS BOARD**

Chair Dela Cruz, Vice Chair Keith-Agaran, and Members of the Senate Committee on Ways and Means:

The Hawaii Teacher Standards Board (HTSB) supports SB 2255 SD1 to authorize the housing finance and development corporation to assist the department of education in developing teacher housing projects that will benefit both Department of Education and Hawaii Public Charter School teachers.

Making affordable housing available to teachers should contribute not only to the recruitment but also more importantly to the retention of qualified teachers in Hawaii public schools. If teachers are provided quality, affordable housing in Hawaii, they and their families will benefit and be able to continue their careers in our state. Students will be also be supported by a stable school faculty, ensuring continuity throughout the public school experience from PK through grade twelve.

The HTSB thanks the Senate Committees for introducing and hearing this bill to support Hawaii teachers.

Thank you for the opportunity to testify.

DAVID Y. IGE
GOVERNOR



JOHN S.S. KIM
CHAIRPERSON

STATE OF HAWAII
STATE PUBLIC CHARTER SCHOOL COMMISSION
(‘AHA KULA HO‘ĀMANA)

<http://CharterCommission.Hawaii.Gov>
1111 Bishop Street, Suite 516, Honolulu, Hawaii 96813
Tel: (808) 586-3775 Fax: (808) 586-3776

FOR: SB 2255 SD1 Relating to Teacher Rental Housing
DATE: February 19, 2020
TIME: 10:00 A.M.
COMMITTEE: Committee on Ways and Means
ROOM: Conference Room 211
FROM: Sione Thompson, Executive Director
State Public Charter School Commission

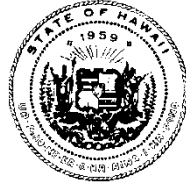
Chair Dela Cruz, Vice-Chair Keith-Agaran, and members of the Committee:

The State Public Charter School Commission (“Commission”) appreciates the opportunity to submit this testimony in **SUPPORT of SB 2255 SD1**, which provides funding for the development of affordable rental housing for teachers. The Commission is grateful for the inclusion of public charter schools in this measure as there are about 800 teachers currently in the charter school system on five of our eight islands in the state.

The Commission further appreciates the Legislature’s efforts and willingness to address teacher recruitment and retention through multiple options and approaches. The Commission looks forward to collaborating with the committees, other affected stakeholders, and public charter schools in moving this legislation forward.

Thank you for the opportunity to provide this testimony.

DAVID Y. IGE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

SENATE COMMITTEE ON WAYS AND MEANS

Wednesday, February 19, 2020
10:00 AM - Room 211, Hawaii State Capitol

In consideration of
SB 2255, SD1
RELATING TO TEACHER RENTAL HOUSING

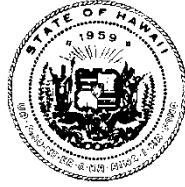
Honorable Chair Dela Cruz and Members of the Senate Committee on Ways and Means, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 2255, SD1, relating to teacher rental housing.

The Hawaii Public Housing Authority (HPHA) **strongly supports** SB 2255, SD1, which authorizes the HPHA and Hawaii Housing Finance and Development Corporation (HHFDC) to provide rental housing projects for teachers employed by the department of education and public charter schools.

The HPHA fully supports the creation of teacher rental housing and has the expertise to develop, manage and work with the Department of Education and other State and County agencies and departments statewide in creating communities that will attract and retain qualified public-school teachers. Please note that prior to its transfer to DOE in 2008, the HPHA was tasked with administering this program during the 1960s. The HPHA stands ready to assist the Legislature in this endeavor and looks at this measure as an opportunity to be a part of the overall solution needed to address all housing related issues in Hawaii.

The HPHA appreciates the opportunity to provide the Committee with the HPHA's testimony regarding SB 2255, SD1. We thank you very much for your dedicated support.

DAVID Y. IGE
GOVERNOR



LATE

DENISE ISERI-MATSUBARA
INTERIM EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
DENISE ISERI-MATSUBARA
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON WAYS AND MEANS

February 19, 2020 at 10:00 a.m.
State Capitol, Room 211

In consideration of
S.B. 2255, S.D. 1
RELATING TO TEACHER RENTAL HOUSING.

HHFDC **supports the intent** of S.B. 2255, S.D. 1, provided that it does not adversely impact priorities set forth in the Executive Supplemental Budget.

S.B. 2255, S.D. 1, amends §201H-12, HRS to expand HHFDC's authority to develop mixed-use housing projects, to include rental housing for teachers, in conjunction with the Department of Education. HHFDC is willing to assist the Department in developing rental housing for teachers subject to the availability of funds.

Thank you for the opportunity to provide written comments on this bill.



LATE

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

Date: 02/19/2020

Time: 10:00 AM

Location: 211

Committee: Senate Ways and Means

Department: Education

Person Testifying: Dr. Christina M. Kishimoto, Superintendent of Education

Title of Bill: SB 2255, SD1 RELATING TO TEACHER RENTAL HOUSING.

Purpose of Bill: Authorizes the Hawaii public housing authority and Hawaii housing finance and development corporation to provide rental housing projects for teachers employed by the department of education and public charter schools. Appropriates funds for the Hawaii public housing authority. Appropriates funds for deposit into the dwelling unit revolving fund. Requires the department of education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. Permits a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below ninety five per cent. (SD1)

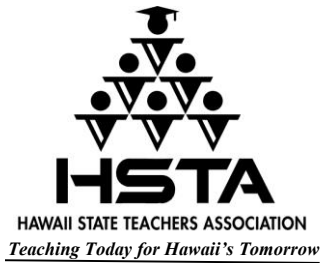
Department's Position:

The Department of Education (Department) supports SB 2255, SD 1. This bill seeks to authorize the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation to provide rental housing projects for teachers employed by the Department and Public Charter Schools.

The Department recognizes the need for affordable rental housing for teachers. Developing affordable housing projects, especially in areas of high need, will help the Department in its efforts to recruit and retain teachers.

Thank you for the opportunity to provide testimony on this measure.

The Hawai'i State Department of Education is committed to delivering on our promises to students, providing an equitable, excellent, and innovative learning environment in every school to engage and elevate our communities. This is achieved through targeted work around three impact strategies: school design, student voice, and teacher collaboration. Detailed information is available at www.hawaiipublicschools.org.



1200 Ala Kapuna Street ♦ Honolulu, Hawaii 96819
Tel: (808) 833-2711 ♦ Fax: (808) 839-7106 ♦ Web: www.hsta.org

Corey Rosenlee
President
Osa Tui Jr.
Vice President
Logan Okita
Secretary-Treasurer
Wilbert Holck
Executive Director

TESTIMONY BEFORE THE SENATE COMMITTEE ON
WAYS AND MEANS

RE: SB 2255, SD1 - RELATING TO TEACHER RENTAL HOUSING

WEDNESDAY, FEBRUARY 19, 2020

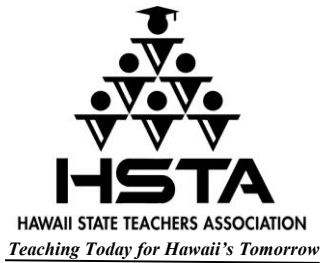
COREY ROSENLEE, PRESIDENT
HAWAII STATE TEACHERS ASSOCIATION

Chair Dela Cruz and Members of the Committee:

The Hawaii State Teachers Association **supports SB 2255, SD1**, relating to teacher rental housing.

This bill authorizes the Hawaii housing finance and development corporation to assist the department of education in developing teacher housing projects and contract or sponsor with any state department or agency. It appropriates funds for deposit into the dwelling unit revolving fund and requires the department of education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. It permits a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below 95 per cent.

Hawai'i continues to suffer from a shortage of licensed teachers. In 2018-2019 we saw yet another increase in SATEP vacancies of 1,029 teachers. As we have noted to the Board of Education and previous legislative hearings, SPED teacher attrition has led to a situation in which 1 out of every 6 SPED teachers have not completed a state-sanctioned teacher training program. Our teacher shortage problem is further clarified in the DOE's 2016-2017 Employment Report, which shows that teacher resignations increased from 781 in 2015-2016 to 850 in 2016-2017 and 1,114 in 2018-2019, with only 294 due to retirement. Similarly in-state SATEP hires decreased from 404 to 387 from 2016-2018, while out-of-state SATEP hires increased from 508 to 572. Teacher attrition is worse in high-poverty areas. In the Nanakuli-Waianae Complex



1200 Ala Kapuna Street ♦ Honolulu, Hawaii 96819
Tel: (808) 833-2711 ♦ Fax: (808) 839-7106 ♦ Web: www.hsta.org

Corey Rosenlee
President

Osa Tui Jr.
Vice President

Logan Okita
Secretary-Treasurer

Wilbert Holck
Executive Director

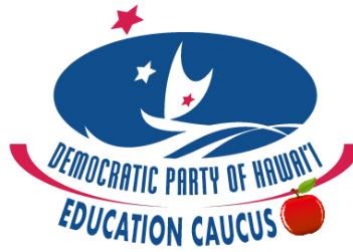
Area, for example, an astounding 18 out of 19 SPED teachers hired for the 2017-2018 school year did not have a special education license.

Financial incentives and affordable options for teacher housing are a key strategy for the recruitment and retention of teachers, particularly given that Hawai'i's teacher salaries continue to trail the nation when adjusted for cost of living. Housing is a big portion of each teacher's paycheck.

IF we concentrate on retaining our teachers, the HIDOE would not have to focus so much on the recruitment of teachers. To recruit and retain effective educators, policymakers must find ways to lessen the financial burden of being a public school teacher. Establishing a teacher rental housing program is a good first step. In the islands, where new housing rarely becomes available, the percentage of renters who face cost burdens—financial handicaps incurred by people spending over 30 percent of their income on housing—is roughly 57 percent, according to the National Low Income Housing Coalition. Many of those cash-strapped renters are state educators, who are chronically underpaid. To make ends meet, many teachers are forced to pick up second and third jobs, live in cramped studio apartments, and cut back on necessities like medical and dental care. Thus they cannot devote their full attention to their students and the preparation of lessons and grading that they usually complete after school once their students have left for the day. Instead, they are rushing off to their second or even third jobs when they would much rather concentrate on their teaching duties and their students.

Thus, a teacher rental housing program will, as long as it is affordable for teachers, assist them in attaining sustainable and stable residency, while staving off crushing debt burdens. It would also make the teaching profession more attractive by increasing educators' ability to find affordable housing that won't take their whole paycheck.

To take care of the needs of Hawai'i's hardworking teachers, the Hawaii State Teachers Association asks your committee to **support** this bill.



SENATE BILL 2255, SD1, RELATING TO TEACHER RENTAL HOUSING

FEBRUARY 19, 2020 · SENATE WAYS AND MEANS
COMMITTEE · CHAIR SEN. DONOVAN DELA CRUZ

POSITION: Support.

RATIONALE: The Democratic Party of Hawai'i Education Caucus supports and suggests amendments for SB 2255, SD1, relating to teacher rental housing, which authorizes the Hawai'i Public Housing Authority and Hawai'i Housing Finance and Development Corporation to provide rental housing projects for teachers employed by the department of education and public charter schools; appropriates funds for the Hawai'i Public Housing Authority; appropriates funds for deposit into the dwelling unit revolving fund; requires the Department of Education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing; and permits a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below ninety five per cent..

Our state is currently facing a chronic teacher shortage, which undermines student learning. For the 2019-2020 school year, the HIDOE experienced a qualified teacher shortage of 973 positions, 351 of which were in the area of special education. Additionally, we continue to lose approximately 50 percent of new hires after five years, with the number of teachers exiting the teaching profession increasing by more than 80 percent since 2010.

At the same time, Hawai'i residents face the highest housing costs in the nation, at more than twice the national average. Researchers who authored the National Low Income Housing Coalition's *Out of Reach 2019* report found that a full-time worker would need to earn \$36.82/hour to afford a two-bedroom apartment at fair market value in our state, with Honolulu experiencing a 67 percent increase in fair market rent between 2005 and 2015. Average rent for a two-bedroom unit surpassed \$2,000 in recent years. In the past five years alone, Honolulu rent has increased by more than 25 percent.

While 43 percent of Hawai'i residents are renters (a number that does not include individuals and families renting outside of the regulated rental market), one out of every four households report that they are "doubling up" or are three paychecks or less away from being homeless, per the Hawai'i Appleseed Center for Law and Economic Justice. Additionally, 63 percent of households are severely cost-burdened, following NLIHC data, meaning that they pay more than 30 percent of their income for housing costs. Only 74 homes available for every 100 households earning 80 percent of their respective area's median income in our state, including thousands of the islands' hardworking classroom leaders.

Unsurprisingly, our state is now experiencing population decline. Hawai'i saw domestic out-migration increase for a third consecutive year in 2019, as the state's high cost of living continued to push people to the mainland. Census estimates show that our state's population dropped by more than 4,700 people, to 1,415,872, from July 2018 to July 2019, when births, deaths, and migration were accounted for. That's the biggest numerical population drop since 2015 and it made Hawai'i one of just ten states in the country to lose population in 2019, according to the U.S. Census Bureau. Some people who are fleeing our shores are, sadly, also feeling their classrooms.

It's simple math: if you can't afford to live in Hawai'i, you can't afford to teach in Hawai'i. To deliver the schools our keiki deserve, we must pay teachers what they're worth and establish programs that help them meet their basic needs, including affordable housing.

SB-2255-SD-1

Submitted on: 2/17/2020 10:37:21 PM

Testimony for WAM on 2/19/2020 10:00:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Teresa Parsons	Individual	Support	No

Comments:

Absolutely, if teacher pay cannot keep pace with cost of living, we must do something to retain good teachers.