# **SB 2278**

Measure Title: RELATING TO TEACHER HOUSING.

Report Title: Teacher Home Assistance Program; Hawaii Housing Finance and

Development Corporation; Appropriation (\$)

Establishes the teacher home assistance program to be administered

by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the department of education, including teachers at public charter

Description: department of education, including teachers at public charter schools, who teach in a hard-to-fill school, as determined by the

department of education, and whose household income does not exceed eighty per cent of the area median income. Appropriates

funds.

Companion:

Package: None

Current Referral: HOU/EDU, WAM

Introducer(s): S. CHANG, Galuteria



#### 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
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

# SENATE COMMITTEE ON HOUSING SENATE COMMITTEE ON EDUCATION

February 8, 2018 at 2:45 p.m. State Capitol, Room 225

In consideration of S.B. 2278
RELATING TO TEACHER HOUSING.

HHFDC <u>appreciates the intent</u> of S.B. 2278 provided that its passage does note replace or adversely impact priorities indicated in our Executive Supplemental budget request. We defer to the Department of Education on the extent of the need for the proposed two-year housing voucher program.

Thank you for the opportunity to testify.



# STATE OF HAWAII DEPARTMENT OF EDUCATION

P.O. BOX 2360 HONOLULU, HAWAI`I 96804

> Date: 02/08/2018 Time: 02:45 PM Location: 225

Committee: Senate Housing

Senate Education

**Department:** Education

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

Title of Bill: SB 2278 RELATING TO TEACHER HOUSING.

**Purpose of Bill:** Establishes the teacher home assistance program to be administered

by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the department of education, including teachers at public charter schools, who teach in a hard-to-fill school, as determined by the department of education, and whose household income does not exceed eighty per

cent of the area median income. Appropriates funds.

#### **Department's Position:**

The Department of Education (Department) supports the intent of SB 2278, but defers to the Hawaii Housing Finance and Development Corporation for implementation concerns.

This bill aligns with Goal 2 of the Department's Strategic Plan of focusing on increasing the pipeline of new teachers coming into the profession, and increasing teacher retention rates. If teachers stayed longer in the profession, there would be less vacancies to fill. Housing subsidy vouchers can be a tool to increase the Department's teacher retention, especially in hard-to-fill geographic areas. The financial assistance provided through the voucher program would help to ease some of the financial burden due to the high cost of living in the state. According to a 2016 report by the Learning Policy Institute, housing incentives was one factor that had teachers who left the profession consider returning.

The Department also notes that hard-to-fill schools may also employ half-time teachers. Based on the proposed language, only those individuals working as full-time (1.0 FTE) teachers would be eligible for the home assistance program.

Thank you for this opportunity to provide testimony.

The Hawaii State Department of Education seeks to advance the goals of the Strategic Plan

which is focused on student success, staff success, and successful systems of support. This is achieved through targeted work around three impact strategies: school design, student voice, and teacher collaboration. Detailed information is available at <a href="https://www.hawaiipublicschools.org">www.hawaiipublicschools.org</a>.



CATHERINE PAYNE
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 2278 Relating to Teacher Housing

DATE: February 8, 2018

TIME: 2:45 P.M.

COMMITTEE: Committee on Education and Committee on Housing

ROOM: Conference Room 225

FROM: Sione Thompson, Executive Director

State Public Charter School Commission

Chair Kidani, Chair Espero, and members of the Committees:

The State Public Charter School Commission ("Commission") appreciates the opportunity to submit this testimony in **SUPPORT of SB 2278**, which provides a teacher home assistance program to provide housing vouchers to full-time teachers who teach in a hard-to-fill area and are employed by the Department of Education and in public charter schools.

The Commission appreciates the Legislature's efforts and willingness to address teacher recruitment and retention, especially in the hard-to-fill areas of the state. The Commission looks forward to collaborating with this committee, other affected stakeholders, and public charter schools in moving this legislation forward.

Thank you for the opportunity to provide this testimony.

<u>SB-2278</u> Submitted on: 2/6/2018 3:05:24 PM Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Lynn Hammonds	Hawaii Teacher Standards Board	Support	No

## Comments:

Thank you for the opportunity to testify in support of SB2278. Lynn Hammonds

<u>SB-2278</u> Submitted on: 2/5/2018 2:16:47 PM

Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	<b>Testifier Position</b>	Present at Hearing
Victor K. Ramos	Maui Police Department	Comments	No

### Comments:

Seem like an issue that can be negotiated between DOE and the Teachers Union.

<u>SB-2278</u> Submitted on: 2/5/2018 2:44:52 PM

Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing	
Randall Francisco	County of Kauai	Support	No	

Comments:

DAVID Y. IGE GOVERNOR

DAVID GIBSON HOʻOKAKOʻO CORPORATION EXECUTIVE DIRECTOR



Waianae, Hawaii 96792

SIONE THOMPSON CHARTER SCHOOLS EXECUTIVE DIRECTOR

ANNA WINSLOW KAMAILE ACADEMY PRINCIPAL

February 6, 2018

To: Senator Will Espero, Chair

Senator Breene Harimoto, Vice Chair

Committee on Housing

Senator Michelle N. Kidani, Chair Senator Kaiali'i Kahele, Vice Chair

Committee on Education

From: Anna Winslow, Principal

Kamaile Academy Public Charter School

Re: SB 2278 and SB 2885 Relating to Teacher Housing

Hawaii State Capitol, February 8, 2017, Room 225 2:45 p.m.

# On behalf of Kamaile Academy Public Charter School, I am writing to SUPPORT SB 2278 and SB 2885 – Relating to Teacher Housing

Kamaile Academy Public Charter School is in strong support of SB 2278 and SB 2885. SB 2278 establishes the teacher home assistance program to be administered by the Hawai'i Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the department of education, including teachers at public charter schools, who teach in a hard-to-fill school. SB 2885 authorizes the Hawaii housing finance and development corporation to develop and implement a housing voucher program for full-time teachers employed by the department of education or at a public charter school.

When adjusted for cost of living, a Hawai'i teacher's average salary is the lowest when compared to all the states in the nation (Sources: National Center for Education Statistics and Missouri Economic Research and Information Center). SB 2278 and SB 2885 will help recruit and retain our teachers by making it more affordable to live and work in our beautful, but expensive state.

Kamaile Academy PCS is located in Wai'anae and is designated a hard-to-fill area. With the voucher programs, the likelihood of attracting stronger teacher candidates to teach in our community increases; thus, bettering the education for our children. Also, the chances of having teachers stay increase; therefore, creating stability in the teaching staff, improving upon the professional development invested in our teachers, and overall lifting the quality of education in a community that needs it the most.

Kamaile Academy PCS strongly supports SB 2278 and 2885 as they will help all schools in Hawai'i and especially schools like Kamaile in hard-to-fill locations be competitive with attracting and retaining teachers for our poorest communities.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

#### **SB-2278**

Submitted on: 2/7/2018 11:44:31 AM

Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing	
Laura Lassiter	Kamaile Accademy	Support	No	

#### Comments:

On behalf of Kamaile Academy Public Charter School, I am writing to SUPPORT SB 2278 and SB 2885 – Relating to Teacher Housing Kamaile Academy Public Charter School is in strong support of SB 2278 and SB 2885. I've personally witnessed the educational gaps and hardships the students at Kamaile face as most new hires buckle under the economic pressures and circum to teaching only one year (or less) before resigning and returning home. Staff here lovingly refers to this unfortunate trend as "one and done." I'm certain that SB 2278 and SB2885 will keep highly qualified teachers our keiki so desperately need & deserve.

This summer, my husband and I made the move to Waianae from Florida. This was especially challenging for us because of the exceedingly high cost of housing in this area. We made the move only on my job offer at Kamaile Academy, which did not come with a housing voucher program to reduce our huge financial burden we're currently experiencing. I've met several other newhires that are also barely staying afloat financially only because they choose to spit their housing expense and live together as they had already formed strong bonds as college roommates. Sadly, this is an exception and not the rule with new-hires. However, I'm certain that with the voucher programs in place, the likelihood of attracting & retaining qualified teacher candidates to teach in our hard-to-fill community will increase; thus, bettering the education for our children.

I strongly support SB 2278 and 2885 as they will help all schools in Hawai`i and especially schools like Kamaile in hard-to-fill locations be competitive with attracting and retaining teachers for our poorest communities.

Sincerely,

Mrs. Laura Lassiter

1st Grade Teacher

DAVID Y. IGE GOVERNOR

**DAVID GIBSON**HO'OKAKO'O CORPORATION
EXECUTIVE DIRECTOR



SIONE THOMPSON CHARTER SCHOOLS EXECUTIVE DIRECTOR

ANNA WINSLOW
PRINCIPAL

STATE OF HAWAI`I Kamaile Academy PCS 85-180 Ala Akau Street Waianae, Hawaii 96792

February 6, 2018

To: Senator Will Espero, Chair

Senator Breene Harimoto, Vice Chair

Committee on Housing

Senator Michelle N. Kidani, Chair Senator Kaiali`I Kahele, Vice Chair

Committee on Education

From: Kendra Singletary, Student Services Coordinator

Kamaile Academy Public Charter School

Re: SB 2278 and SB 2885 Relating to Teacher Housing

Hawai'i State Capitol, February 8, 2017, Room 225 2:45 p.m.

#### I am writing to SUPPORT SB 2278 and SB 2885 - Relating to Teacher Housing

Kamaile Academy Public Charter School and myself are in strong support of SB 2278 and SB 2885. SB 2278 establishes the teacher home assistance program to be administered by the Hawai'i Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the department of education, including teachers at public charter schools, who teach in a hard-to-fill school. SB 2885 authorizes the Hawaii housing finance and development corporation to develop and implement a housing voucher program for full-time teachers employed by the department of education or at a public charter school.

When adjusted for cost of living, a Hawai'i teacher's average salary is the lowest when compared to all the states in the nation (Sources: National Center for Educational Statistics and Missouri Economic Research and Information Center). SB 2278 and SB 2885 will help recruit and retain our teachers by making it more affordable to live and work in our beautiful, but expensive state.

Kamaile Academy PCS is located in Wai`anae and is designated to hart-to-fill area. With the voucher programs, the likelihood of attracting stronger teacher candidates to teach in our community increases; thus, bettering the education for our children. Also, the chances of having teachers stay increase; therefore, creating stability in the teaching staff, improving upon the professional development invested in our teachers, and overall lifting the quality of education in a community that needs it most.

I stongly support SB 2278 and 2885 as they will help all schools in Hawai'i and especially schools like Kamaile in hart-to-fill locations be competitive with attracting and retaining teachers for our poorest communities.

## SB-2278

Submitted on: 2/5/2018 2:47:49 PM

Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
cheryl		Support	No

#### Comments:

I fully support assisting educators. I would have loved to have support while teaching here in the islands. This is not about bringing people from the continent. This is about having monies for those people who live and want to teach here and for those who already teach. I believe that giving extra incentives to be able to continue to teach is a good idea. Too many educators (like others) are working more than one job. The issue with that is that educators have a job that needs them more than their "in school time" for so many things they do. This is a positive approach to helping keep a stable and steady professional work force in education. C. Burghardt, retired educator.

<u>SB-2278</u> Submitted on: 2/5/2018 4:44:39 PM Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
keomailani von gogh		Support	No

Comments:

good idea!

#### **SB-2278**

Submitted on: 2/7/2018 10:39:41 AM

Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Nicole Suzuki		Support	No

#### Comments:

Aloha! As a teacher at Kamaile Academy Public Charter School, I am writing to SUPPORT SB 2278 – Relating to Teacher Housing

As a lifelong resident in Hawaii, teacher at a hard-to-fill school for nearly a decade, and advocate for education, teacher housing, passage of this bill and the establishment of a teacher home assistance program to be administered by the Hawai'i Housing Finance and

Development Corporation to provide housing vouchers to full-time teachers employed by the department of education, including teachers at public charter schools, who teach in a hard-to-fill school will not only directly benefit my own family, but will have a significant positive impact on the school at which I teach and the students and community that we serve.

When adjusted for cost of living, a Hawai'i teacher's average salary is the lowest when compared to all the states in the nation (Sources: National Center for Education Statistics and Missouri Economic Research and Information Center). SB 2278 will help recruit and retain our teachers by making it more affordable to live and work in our beautful, but expensive state. Kamaile Academy PCS is located in Wai'anae and is designated a hard-to-fill area. With voucher

programs, the likelihood of attracting stronger teacher candidates to teach in our community increases; thus, bettering the education for our children. Also, the chances of having teachers stay increase; therefore, creating stability in the teaching staff, improving upon the professional development invested in our teachers, and overall lifting the quality of education in a community that needs it the most.

I strongly support SB 2278 as it will not just help my family, but it will help all schools in Hawai`i and especially schools like Kamaile in hard-to-fill locations be competitive with attracting and retaining teachers for our poorest communities.

<u>SB-2278</u> Submitted on: 2/7/2018 1:02:36 PM Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Margaret Maupin		Support	No

Comments:



## TESTIMONY FOR SENATE BILL 2278, RELATING TO TEACHER HOUSING

46-063 Emepela Pl. #U101 Kaneohe, HI 96744 · (808) 679-7454 · Kris Coffield · Co-founder/Executive Director

**Senate Committee on Housing** Hon. Will Espero, Chair Hon. Breene Harimoto, Vice Chair

**Senate Committee on Education** Hon. Michelle N. Kidani, Chair Hon. Kaiali'i Kahele, Vice Chair

Thursday, February 8, 2018, 2:45 PM **State Capitol, Conference Room 225** 

Honorable Chair Espero, Chair Kidani, and committee members:

I am Kris Coffield, representing IMUAlliance, a nonpartisan political advocacy organization that currently boasts over 400 members. On behalf of our members, we offer this testimony in strong support of Senate Bill 2278, relating to teacher housing.

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 2017 report found that a full-time worker would need to earn \$35.20/hour to afford a twobedroom 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, with minimum wage workers needing to log 116 hours per week to afford a modest one-bedroom apartment at fair market value and 139 hours per week to afford a twobedroom-a number that is equivalent to working 20 hours a day with no days off year-round. In the past three 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), they earn an average wage of \$15.64/hour, scarcely enough to meet their basic needs. One out of every four households in Hawai'i 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, 54 percent of households are cost-burdened, meaning that they pay more than 30 percent of their income for housing costs, a number that rises to 83 percent of extremely low-income households. Homelessness is directly tied to our state's exorbitant cost of living and penchant for catering to people who use the islands as their own

Kris Coffield (808) 679-7454 imuaalliance@gmail.com private Monopoly board. We beseech you to seek innovative ways of making Hawai'i more affordable for our economically disadvantaged neighbors, too many of whom are teachers.

Our state's cost of housing has skyrocketed over the last decade, leaving many families searching for affordable alternatives, in shelters, or on the streets. For context, the median price of condominiums on O'ahu increased 6 percent in the summer of 2017 to a record \$425,000, while the median price for single-family homes increased by 3 percent to \$795,000, according to the Honolulu Board of Realtors, a number that they expect to increase by at least another 5 percent in 2018. Average fair market rent for two-bedroom apartments in *outlying* communities in the City and County of Honolulu now exceeds \$2,000, with the cost of a four-bedroom home in urban Honolulu now exceeding \$1.1 million. At least 43 percent of residences in Hawai'i are owner unoccupied, according to the National Low-Income Housing Coalition, meaning that nearly 50 percent—and by some estimates over half—of Hawai'i's homes are likely investment properties.

At the same time, for the 2017-2018 school year, the Hawai'i State Department of Education report 1,011 teacher vacancies. The number of new teachers hired who have not completed a state approved teacher education program has increased from 125 for the 2011-2012 school year to 294 for the 2016-2017 school year. Over the same period, the number of teacher resignations has increased from 624 in 2011-2012 to 850 in 2015-2016, while the total number of voluntary teacher separations has increased from 934 in 2011-2012 to 1,170 in 2016-2017. In short, hundreds of teachers are leaving the workforce each year at an accelerating pace, while the DOE does not have enough trained and licensed teachers in waiting to fill the holes they leave. The culprit for our state's escalating teacher shortage crisis? Primarily, Hawai'i's last-in-the-nation teacher pay (adjusted for cost of living). Inasmuch as a teacher housing program provides a financial benefit tantamount to raising teacher pay, it is worth noting that studies have shown that as teacher pay increases, so, too, does student achievement. A Stanford University study found that "raising teacher wages by 10 percent reduces high school dropout rates by 3 percent to 4 percent," while a Florida study showed that pay raises reduced teacher attrition by as much as 25 percent for hard-to-fill subject areas, with children's learning growth gaining from more exposure to experienced educators. Recently, the Hawai'i State Teachers Association performed a study of teacher compensation in comparison with mainland peer districts. HSTA discovered that teachers' wages are \$4,000 to \$26,000 below that of their mainland peers. Put simply, to reduce teacher turnover, we must pay educators what they're worth. When we don't, they simply can't afford to create a life in the islands.

The time for deliberation is over. It's time to act. Experts at DBEDT now estimate that Hawai'i needs 66,000 new housing units by the year 2025 to keep up with demand, more than 80 percent of which is needed to meet the demand of people who qualify for affordable housing—which the many of Hawai'i's teachers do, even at the 80 percent of area median income threshold articulated in this proposal. <u>In Honolulu, 80 percent of AMI for a single person equates to</u> \$58,640, according to the Hawai'i Housing Finance and Development Corporation, which is

almost exactly equivalent to the average salary of Hawai'i's public school teachers. Yet, for every 100 extremely low-income renters on O'ahu, there exist only 40 affordable rentals, according to the Urban Institute, of which only 11 are "naturally affordable," meaning they are affordable without federal subsidies. Though our state is committed to a goal of building 22,500 affordable rental housing units in the next 10 years, figures from the Hawai'i Housing Finance and Development Corporation show that in 2015 and 2016, we added only approximately 1,000 affordable rental units to our state's inventory, with further plans finalized for a mere 3,240 more affordable rentals by 2022, not nearly enough to meet the needs of our state's hardworking families.

Teachers need housing now. Mahalo for the opportunity to testify in support of this bill.

Sincerely, Kris Coffield Executive Director IMUAlliance

Kris Coffield (808) 679-7454 imuaalliance@gmail.com

## SB-2278

Submitted on: 2/7/2018 1:46:10 PM

Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	OCC Legislative Priorities	Support	No

Comments:

#### PRESENTATION OF THE

# OAHU COUNTY COMMITTEE ON LEGISLATIVE PRIORITIES DEMOCRATIC PARTY OF HAWAII

TO THE COMMITTEE ON HOUSING

AND

**COMMITTEE ON EDUCATION** 

THE SENATE

TWENTY-NINTH LEGISLATURE

**REGULAR SESSION OF 2018** 

Thursday, February 8, 2018

2:45 p.m.

Hawaii State Capitol, Conference Room 225

RE: Testimony in Support of SB2278, RELATING TO TEACHER HOUSING

To the Honorable Will Espero, Chair; the Honorable Breene Harimoto, Vice-Chair, and Members of the Committee on Housing:

To the Honorable Michelle N. Kidani, Chair; the Honorable Kaiali'i Kahele, Vice-Chair, and Members of the Committee on Education:

Good afternoon. My name is Melodie Aduja. I serve as Chair of the Oahu County Committee ("OCC") Legislative Priorities Committee of the Democratic Party of

Hawaii ("DPH"). Thank you for the opportunity to provide written testimony on Senate Bill No. 2278 relating to the Hawaii Housing Finance and Development Corporation's administration of the Teacher Home Assistance Program.

The OCC Legislative Priorities Committee is in support of Senate Bill No. 2278 and is in favor of its passage.

Senate Bill No.2278 is in accord with the Platform of the Democratic Party of Hawai'i ("DPH"), 2016, as it establishes the teacher home assistance program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the department of education, including teachers at public charter schools, who teach in a hard-to-fill school, as determined by the department of education, and whose household income does not exceed eighty percent of the area median income.

Specifically, the DPH Platform provides that "[e]ducation shall be respected as a valuable resource and those pursuing a profession in education shall be compensated with a competitive wage based on national standards while taking into consideration the state's cost of living. We support hiring the most qualified individuals to be teachers and administrators for our educational system. We also support the value the universities and colleges that prepare educators and provide advanced degrees." (Platform of the DPH, P. 6, Lines 310-316 (2016)).

Given that Senate Bill No.2278 establishes the Teacher Home Assistance Program, it is the position of the OCC Legislative Priorities Committee to support this measure.

Thank you very much for your kind consideration.

Sincerely yours,

/s/ Melodie Aduja

Melodie Aduja, Chair, OCC Legislative Priorities Committee

Email: <a href="mailto:legislativeprorities@gmail.com">legislativeprorities@gmail.com</a>, Tel.: (808) 258-8889

<u>SB-2278</u> Submitted on: 2/7/2018 2:19:04 PM Testimony for HOU on 2/8/2018 2:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
pat gegen		Support	No

Comments: