

JAN 17 2020

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. The legislature finds that there is a severe
3 shortage of qualified teachers in public-school classrooms
4 throughout the State. Each year, the department of education
5 looks for roughly one thousand two hundred teachers to fill
6 vacancies. For the 2018-2019 school year, there were one
7 thousand twenty-nine vacancies throughout the State, up from one
8 thousand eleven during the 2017-2018 school year, and nine
9 hundred twenty during the 2016-2017 school year. While there
10 are teachers to fill all public-school classrooms, about six
11 hundred of those classrooms are staffed by long-term
12 substitutes, rather than a full-time teacher.

13 The legislature further finds that the high cost of living
14 and a lack of affordable housing in Hawaii are some of the
15 contributing factors of teachers leaving the profession or
16 leaving the State entirely. According to the Employment Report
17 published by the department of education, in the 2017-2018



1 school year, 51.8 per cent of teachers who resigned cited
2 "leaving Hawaii" as their primary reason for resigning, while
3 fourteen per cent resigned for a non-teaching or non-education
4 related job.

5 The high cost of living in Hawaii coupled with a lack of
6 affordable housing makes recruiting and retaining qualified
7 teachers one of the most pressing matters of the State.
8 Providing financial incentives such as affordable housing for
9 teachers is a means for the department of education to recruit
10 and retain qualified teachers by lessening the financial burden
11 many teachers are experiencing in the State.

12 The purpose of this Act is to:

- 13 (1) Authorize the Hawaii housing finance and development
14 corporation to assist the department of education in
15 providing affordable rental housing for teachers;
- 16 (2) Authorize the Hawaii housing finance and development
17 corporation to contract or sponsor with any state or
18 county agency for such housing;
- 19 (3) Appropriate funds out of the dwelling unit revolving
20 fund for the development of rental housing for
21 teachers;



1 (4) Require the department of education to lease land and
 2 contract with private entities for the development,
 3 management, maintenance, or revitalization of teacher
 4 housing; and

5 (5) Permit the private owners to lease teacher housing to
 6 other eligible tenants under certain circumstances.

PART II

8 SECTION 2. Section 201H-12, Hawaii Revised Statutes, is
 9 amended to read as follows:

10 1. By amending subsection (a) to read:

11 "(a) The corporation, in its own behalf or on behalf of
 12 any federal, state, or county agency, may:

13 (1) Clear, improve, and rehabilitate property;

14 (2) Plan, develop, construct, and finance housing
 15 projects, including mixed-use developments; and

16 (3) In cooperation with any state or county department or
 17 agency, including the department of education and
 18 department of accounting and general services, plan
 19 facilities and rental housing projects for teachers
 20 employed by the department of education and public
 21 charter schools and related infrastructure as an



1 integral part of its housing projects, including
 2 mixed-use developments, using all its innovative
 3 powers toward achieving that end expeditiously and
 4 economically; provided that facilities developed in
 5 cooperation with the department of education comply
 6 with the department of education's educational
 7 objectives and 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 project.

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

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



1 persons; low- and moderate-income persons; teachers or other
2 government employees; or university and college students and
3 faculty."

4 SECTION 3. There is appropriated out of the general
5 revenues of the State of Hawaii the sum of \$ or so
6 much thereof as may be necessary for fiscal year 2020-2021 to be
7 deposited into the dwelling unit revolving fund.

8 SECTION 4. There is appropriated out of the dwelling unit
9 revolving fund the sum of \$ or so much thereof as may
10 be necessary for fiscal year 2020-2021 for the development of
11 rental housing for teachers pursuant to section 302A- , Hawaii
12 Revised Statutes; provided that if the department of education
13 does not identify and approve land for the development of rental
14 housing for teachers by December 31, 2020, the sum appropriated
15 may be expended for the purposes of section 201H-191, Hawaii
16 Revised Statutes.

17 The sum appropriated shall be expended by the Hawaii
18 housing finance and development corporation for the purposes of
19 this Act.

20 PART III



1 SECTION 5. Chapter 302A, Hawaii Revised Statutes, is
2 amended by adding a new section to subpart E of part III to be
3 appropriately designated and to read as follows:

4 "§302A- Teachers' housing; leasing and occupancy; rules.

5 (a) The department shall lease land and contract with private
6 entities for the development, management, maintenance, or
7 revitalization of teacher housing as necessary to effectuate
8 this subpart.

9 (b) If the occupancy of teacher housing units by teachers
10 falls below ninety-five per cent of total units in a project,
11 the project owner may rent the available units to eligible non-
12 teacher tenants.

13 (c) The department shall adopt rules pursuant to chapter
14 91 for the purposes of this section.

15 (d) For the purposes of this section "project owner" means
16 any private entity who enters into a contract to lease land for
17 teacher housing pursuant to this section."

18 PART IV

19 SECTION 6. Statutory material to be repealed is bracketed
20 and stricken. New statutory material is underscored.



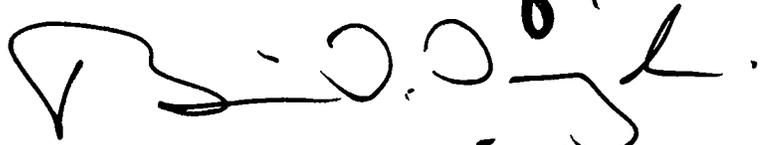
1 SECTION 7. This Act shall take effect upon its approval;
2 provided that section 3 and section 4 of this Act shall take
3 effect on July 1, 2020.

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Report Title:

Hawaii Housing Finance and Development Corporation; Department of Education; Teacher Housing; Appropriations

Description:

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. 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 95 per cent.

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