
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 approximately one thousand two hundred teachers to
6 fill vacancies. For the 2018-2019 school year, there were
7 one thousand twenty-nine vacancies throughout the State, up from
8 one thousand eleven during the 2017-2018 school year, and
9 nine hundred twenty during the 2016-2017 school year. While
10 there are teachers to fill all public school classrooms,
11 approximately six hundred of those classrooms are staffed by
12 long-term substitutes, rather than full-time teachers.

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



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

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

12 The purpose of this Act is to:

- 13 (1) Authorize the Hawaii public housing authority and
14 Hawaii housing finance and development corporation to
15 provide affordable rental housing for teachers
16 employed by the department of education and public
17 charter schools;
- 18 (2) Appropriate funds for the Hawaii public housing
19 authority;



1 required by federal law or regulation as a term or
2 condition of obtaining assistance from the federal
3 government; provided that not less than fifty per cent
4 of available units shall be for applicants without
5 preference and up to fifty per cent of available units
6 shall be for applicants with preference;

7 (2) Within the priorities established by the authority
8 recognizing need, veterans with a permanent disability
9 of ten per cent or more, as certified by the United
10 States Department of Veterans Affairs, and their
11 dependent parents, if any. The deceased veteran's
12 widow or widower shall be given first preference.

13 Parents of veterans shall not use the veteran status
14 of their adult child as a basis for preference; [and]

15 (3) The authority may provide rental housing for teachers
16 employed by the department of education and public
17 charter schools; and

18 [~~3~~] (4) Subject to any limitations set by federal law or
19 regulation, the authority shall not select as a
20 tenant, and may terminate the tenancy of, any person



1 facilities and rental housing projects for teachers
2 employed by the department of education and public
3 charter schools and related infrastructure as an
4 integral part of its housing projects, including
5 mixed-use developments, using all its innovative
6 powers toward achieving that end expeditiously and
7 economically; provided that facilities developed in
8 cooperation with the department of education comply
9 with the department of education's educational
10 objectives and requirements.

11 For purposes of this subsection, "mixed-use developments" means
12 a development that contains affordable residential dwelling
13 units that may be combined with governmental, educational,
14 commercial, cultural, institutional, or industrial uses; is
15 approved by the county in which the project is located; and is
16 subject to: chapter 104; title 40 United States Code
17 sections 3141, 3142, 3143, 3144, 3146, and 3147; or a project
18 labor agreement by law or contract in the construction of the
19 project."



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

2 "(e) The corporation may contract or sponsor with any
3 state or county~~[7]~~ department or agency, housing authority, or
4 person, subject to the availability of funds, an experimental or
5 demonstration housing project designed to meet the needs of
6 elders; the disabled; displaced or homeless persons; low- and
7 moderate-income persons; teachers or other government employees;
8 or university and college students and faculty."

9 SECTION 5. There is appropriated out of the general
10 revenues of the State of Hawaii the sum of \$ or so
11 much thereof as may be necessary for fiscal year 2021-2022 and
12 the same sum or so much thereof as may be necessary for fiscal
13 year 2022-2023 to be deposited into the dwelling unit revolving
14 fund.

15 SECTION 6. There is appropriated out of the dwelling unit
16 revolving fund the sum of \$ or so much thereof as may
17 be necessary for fiscal year 2021-2022 and the same sum or so
18 much thereof as may be necessary for fiscal year 2022-2023 for
19 the development of rental housing for teachers; provided that if
20 the department of education does not identify and approve land
21 for the development of rental housing for teachers by



1 December 31, 2021, the sums appropriated may be expended for the
2 purposes of section 201H-191, Hawaii Revised Statutes.

3 The sums appropriated shall be expended by the Hawaii
4 housing finance and development corporation for the purposes of
5 this part.

6 PART IV

7 SECTION 7. Chapter 302A, Hawaii Revised Statutes, is
8 amended by adding a new section to subpart E of part III to be
9 appropriately designated and to read as follows:

10 "§302A- Teachers' housing; leasing and occupancy;

11 rules. (a) The department shall lease land and contract with
12 private entities for the development, management, maintenance,
13 or revitalization of housing for teachers employed by the
14 department or public charter schools as necessary to effectuate
15 this subpart.

16 (b) If the occupancy of teacher housing units by teachers
17 is less than ninety-five per cent of the total units in a
18 project, the project owner may rent the available units to
19 eligible non-teacher tenants.

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



Report Title:

HPHA; HHFDC; DOE; Public Charter Schools; Teacher Housing; Appropriations

Description:

Authorizes HPHA and HHFDC to provide rental housing projects for teachers employed by the DOE and public charter schools. Appropriates funds for HPHA. Appropriates funds for deposit into the dwelling unit revolving fund. Requires the DOE to lease land and contract with private entities for teacher housing. Permits the private entities to lease teacher housing to other eligible tenants under certain circumstances. Effective 12/1/2050. (HD2)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

