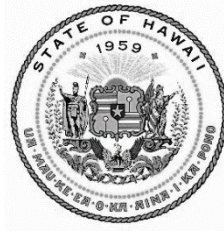


JOSH GREEN, M.D.
GOVERNOR

CHAD K. FARIAS
EXECUTIVE DIRECTOR



STATE OF HAWAII
SCHOOL FACILITIES AUTHORITY
75 AUPUNI STREET, STE. BASEMENT
HILO, HAWAII 96720

February 3, 2023

**Testimony providing SUPPORT of HB1256
RELATING TO THE SCHOOL CAMPUSES**

REPRESENTATIVE TROY HASHIMOTO, CHAIR
HOUSE COMMITTEE ON HOUSING

Hearing Date: 02/03/2023

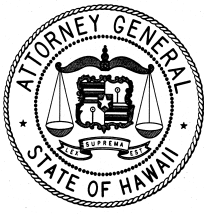
Room Number 312

The School Facilities Authority (SFA) is in **support** of H.B. 1256, RELATING TO THE SCHOOL CAMPUSES.

The SFA supports efforts to find the highest possible uses of our State land assets to provide the resources necessary to support our Keiki in their educational endeavors. Providing teacher and workforce housing is a critical component to addressing the long-standing teacher and educator workforce shortage issue in our State.

The SFA appreciates the consideration by the Legislature for an appropriation related to the establishment of the Maui campus housing pilot program. The SFA does not have existing funds that it would be able to utilize to cover the costs associated with this program.

Thank you for the opportunity to provide testimony.



**TESTIMONY OF
THE DEPARTMENT OF THE ATTORNEY GENERAL
THIRTY-SECOND LEGISLATURE, 2023**

ON THE FOLLOWING MEASURE:

H.B. NO. 1256, RELATING TO SCHOOL CAMPUSES.

BEFORE THE:

HOUSE COMMITTEE ON HOUSING

DATE: Friday, February 3, 2023

TIME: 9:00 a.m.

LOCATION: State Capitol, Room 312

TESTIFIER(S): Anne E. Lopez, Attorney General, or
Anne T. Horiuchi, Deputy Attorney General

Chair Hashimoto and Members of the Committee:

The Department of the Attorney General (Department) provides the following comments.

The bill establishes and appropriates moneys for a Maui campus housing pilot program (Pilot Program), to be administered by the School Facilities Authority (SFA), which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i High Schools on the island of Maui. The bill also requires the SFA and Department of Education to submit joint reports to the Legislature. The Pilot Program shall commence on July 1, 2023, and end six years later, on June 30, 2029.

The Department wishes to propose one modification to address an issue concerning SFA's powers. As noted in the bill (page 1, lines 13-17), section 302A-1703(a), Hawaii Revised Statutes, requires that the SFA "be responsible for all public school development, planning, and construction related to capital improvement projects assigned by the legislature, governor, or board of education." The bill, however, requires the Pilot Program to be "administered" by the SFA (page 2, line 12). The SFA has no express power and authority under current law to administer teacher housing programs. Thus, once the development, planning, and construction of the on-campus housing is complete, continued administration of the Pilot Program, as it may relate to charging or collecting rent, managing the properties, or other administrative duties, would need to be handled by a different entity.

The Department respectfully recommends the following amendments:

- (1) Revise section 2(a) (page 2, lines 11-16) as follows:
 - (a) There is established a Maui campus housing pilot program, to be administered by the school facilities authority[-] during the planning, design, and construction of the on-campus housing. The program shall make on-campus housing available to teachers, staff, and administrators employed at Lahainaluna and Kulanihako'i high schools on the island of Maui. The program shall commence on July 1, 2023, and end on June 30, 2029[-]; provided that after construction of the on-campus housing is completed, [entity] will administer the program.
- (2) Add the following statement to section 2(b), after paragraph (3):
The school facilities authority shall not be required to participate in submitting the joint report to the legislature the year after the completion of the construction of the on-campus housing, if submission of the joint report is still required at that time.

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

Council Chair
Alice L. Lee



Director of Council Services
Traci N. T. Fujita, Esq.

Councilmembers
Tom Cook
Gabe Johnson
Tasha Kama
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura
Nohelani U'u-Hodgins

Deputy Director of Council Services
David M. Raatz, Jr., Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 1, 2023

TO: The Honorable Representative Troy N. Hashimoto, Chair,
and Members of the House Committee on Housing

FROM: Alice L. Lee 
Maui County Council Chair

SUBJECT: **HEARING OF FEBRUARY 3, 2023; TESTIMONY IN SUPPORT OF
HB 1256, RELATING TO SCHOOL CAMPUSES**

Thank you for the opportunity to testify in **support** of this important measure. This measure would establish and appropriate moneys to the school facilities authority for a pilot program to provide for the planning, design, and construction of on-campus housing for school employees at Lahainaluna and Kulanihako'i high schools on the island of Maui.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **support** this measure for the following reasons:

1. Maui County's lack of attainable housing is a limiting factor to attracting and retaining quality, specialized school teachers, staff, and administrators.
2. Lahainaluna and Kulanihako'i high school campuses already have existing infrastructure and are located near high traffic roads, which makes them ideal locations for the pilot project proposed by this measure.
3. Using existing infrastructure and state property to provide on-campus housing for school employees would reduce costs, construction time, and traffic congestion.

For the foregoing reasons, I **support** this measure.

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Osa Tui, Jr.
President
Logan Okita.
Vice President
Lisa Morrison
Secretary-Treasurer
Ann Mahi
Executive Director

TESTIMONY BEFORE THE HOUSE COMMITTEE ON HOUSING

RE: HB 1256 - RELATING TO SCHOOL CAMPUSES

FRIDAY, FEBRUARY 3, 2023

OSA TUI, JR., PRESIDENT
HAWAII STATE TEACHERS ASSOCIATION

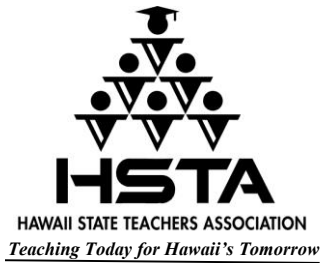
Chair Hashimoto and Members of the Committee:

The Hawaii State Teachers Association **supports HB 1256**, relating to school campuses. The bill establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the School Facilities Authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui. It also requires the School Facilities Authority and Department of Education to submit joint reports to the Legislature.

Hawai'i continues to suffer from a shortage of licensed teachers with over 1000 vacancies each year. Affordable options for teacher housing is one key strategy for the recruiting and retaining 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 Department of Education would not have to focus so much on the recruitment. **To recruit and retain effective educators, policymakers must find ways to lessen the financial burden of being a public school teacher.** Establishing an on-campus housing program on Maui is a good first step. An affordable housing option on campus would not only help teachers with affordable housing, but cost of living broadly would arguably be lessened. The ability to walk to work would save both in travel time and gas. The price of which remains very high.

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



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percent of their income on housing – is roughly 57 percent, according to the National Low Income Housing Coalition.

Add to these struggles the spike in inflation we've seen in the last year, and ever-rising housing costs. According to Locations Hawaii, the median home cost in Hawaii at the end of 2021 was \$1.02 million. The median rent for a one-bedroom apartment in Honolulu is more than \$1,600 and a two-bedroom is \$2,180. As homes are sold, teachers who rent then struggle to find affordable replacement housing. We have had teachers, born and raised in Maui, who have been forced to relocate to the continent for work because they simply could not find affordable housing on Maui, or elsewhere in the islands.

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. Those teachers for whom this pilot program could see significant easing of their financial burdens, as well as more time to commit to both their students and their own families.

Thus, a campus housing pilot program on Maui may assist teachers in attaining sustainable and stable residency, while staving off crushing debt burdens. Implementing and tracking the progress of the pilot program could point the way to more permanent affordable housing solutions for teacher in the future. It would also make the teaching profession more attractive by decreasing travel times and 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.

HB-1256

Submitted on: 2/2/2023 1:57:42 AM

Testimony for HSG on 2/3/2023 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Arika Hultquist	Individual	Support	Written Testimony Only

Comments:

Aloha,

A huge issue here is housing and getting locals to be able to stay and give back to our keiki. I spend 1/2 of my income per month on Housing. The gentrification is out of control. Lahainaluna (and all schools in Hawai'i) are really struggling. Lahainaluna is at a 2/10 for excellence. Very sad. Teachers are dropping like flys and don't blame them. Lahainaluna used to be one of the best (and only) schools here. Now I want to pull my kids out because they have a ton of "free" periods. They just go hang out in the cafe. It's very disappointing. This is a huge step for our island to be able to give back to people who have a thankless job of raising our Keiki up to be leaders in our community.

Mahalo!