### 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	SECT	ION 1. Section 201H-12, Hawaii Revised Statutes, is
3	amended a	s follows:
4	1.	By amending subsection (a) to read:
5	"(a)	The corporation, in its own behalf or on behalf of
6	any feder	al, state, or county agency, may:
7	(1)	Clear, improve, and rehabilitate property;
8	(2)	Plan, develop, construct, and finance housing
9		projects, including mixed-use developments; and
10	(3)	In cooperation with any state or county department or
11		agency, including the department of education and
12		department of accounting and general services, plan
13		facilities and rental housing projects for teachers
14		employed by the department of education and public
15		charter schools and related infrastructure as an
16		integral part of its housing projects, including
17		mixed-use developments, using all its innovative

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ı	powers toward achieving that end expeditiously and		
2	economically; provided that facilities developed in		
3	cooperation with the department of education comply		
4	with the department of education's educational		
5	objectives and requirements.		
6	For purposes of this subsection, "mixed-use developments" means		
7	a development that contains affordable residential dwelling		
8	units that may be combined with governmental, educational,		
9	commercial, cultural, institutional, or industrial uses; is		
10	approved by the county in which the project is located; and is		
11	subject to: chapter 104; title 40 United States Code sections		
12	3141, 3142, 3143, 3144, 3146, and 3147; or a project labor		
13	agreement by law or contract in the construction of the		
14	project."		
15	2. By amending subsection (e) to read:		
16	"(e) The corporation may contract or sponsor with any		
17	[county,] state or county department or agency, housing		
18	authority, or person, subject to the availability of funds, an		
19	experimental or demonstration housing project designed to meet		
20	the needs of elders; the disabled; displaced or homeless		
21	persons; low- and moderate-income persons; teachers or other		

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1 government employees; or university and college students and 2 faculty." 3 SECTION 2. There is appropriated out of the general 4 revenues of the State of Hawaii the sum of \$ or so 5 much thereof as may be necessary for fiscal year 2023-2024 and the same sum or so much thereof as may be necessary for fiscal 6 7 year 2024-2025 for deposit into the dwelling unit revolving 8 fund. 9 SECTION 3. There is appropriated out of the dwelling unit revolving fund the sum of \$ or so much thereof as may 10 be necessary for fiscal year 2023-2024 and the same sum or so 11 12 much thereof as may be necessary for fiscal year 2024-2025 for 13 the development of rental housing for teachers pursuant to 14 section 302A- , Hawaii Revised Statutes; provided that if the 15 department of education does not identify and approve land for

the development of rental housing for teachers by December 31,

2023, the sums appropriated may be expended for the purposes of

the dwelling unit revolving fund under section 201H-191, Hawaii

Revised Statutes.

- 1 The sums appropriated shall be expended by the Hawaii
- 2 housing finance and development corporation for the purposes of
- 3 this Act.
- 4 PART II
- 5 SECTION 4. Chapter 302A, Hawaii Revised Statutes, is
- 6 amended by adding a new section to part III, subpart E, to be
- 7 appropriately designated and to read as follows:
- 8 "§302A- Teachers' housing; leasing and occupancy;
- 9 rules. (a) The department may lease land and contract with
- 10 private entities for the development, management, maintenance,
- 11 or revitalization of teacher housing as necessary to effectuate
- 12 this subpart.
- (b) If the occupancy of teacher housing units by teachers
- 14 <u>falls below a threshold as established by the department through</u>
- 15 rules in a project, the project owner may rent the available
- 16 units to eligible non-teacher tenants.
- (c) The department shall adopt rules pursuant to chapter
- 18 91 for the purposes of this section.
- (d) All teacher housing developed pursuant to this section
- 20 shall be in compliance with all applicable federal and state
- 21 fair housing laws.

1 (e) For the purposes of this section "project owner" means 2 any private entity who enters into a contract to lease land for teacher housing pursuant to this section." 3 4 PART III 5 SECTION 5. Statutory material to be repealed is bracketed 6 and stricken. New statutory material is underscored. 7 SECTION 6. This Act shall take effect on June 30, 3000; 8 provided that sections 2 and 3 of this Act shall take effect on July 1, 2023. 10

#### Report Title:

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

### Description:

Authorizes HHFDC to assist DOE in developing teacher housing projects and contract or sponsor an experimental or demonstration housing project with any state department or agency. Appropriates funds for deposit into the dwelling unit revolving fund. Authorizes DOE to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. Permits a private entity to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below a threshold as determined by DOE. Effective 6/30/3000. (HD1)

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