
A BILL FOR AN ACT

RELATING TO TEACHER HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that approximately ten
2 per cent of the State's teachers switch schools, relocate, or
3 leave the profession each year. Only fifty to sixty per cent of
4 current teachers have been at their school for five years or
5 more. Chronic teacher turnover forces the department of
6 education to rely on emergency hires and substitute teachers to
7 fill vacancies.

8 The legislature further finds that teacher recruitment and
9 retention is especially difficult for poor and hard-to-staff
10 communities. *Equitable Access to Excellent Educators*, a report
11 published by the United States Department of Education in 2015,
12 found that an average of 14.48 per cent of teachers in low-
13 poverty schools are inexperienced, unqualified, or teaching
14 outside of their field of expertise. In high-poverty schools,
15 however, an average of 21.48 per cent of teachers are
16 inexperienced, unqualified, or out-of-field.



1 The legislature additionally finds that Hawaii's high cost
2 of living is a significant contributing factor in the department
3 of education's teacher recruitment and retention efforts.
4 According to a WalletHub study, the State ranked fifty-first out
5 of fifty states and the District of Columbia for starting
6 teacher salary and median teacher salary adjusted for cost of
7 living.

8 The purpose of this Act is to improve teacher recruitment
9 and retention by establishing a teacher home assistance program
10 to provide housing vouchers to qualified full-time and half-time
11 teachers who are employed by the department of education and
12 teach at a hard-to-fill schools, as determined by the department
13 of education, including public charter schools, and whose
14 household income does not exceed eighty per cent of the area
15 median income.

16 SECTION 2. Chapter 201H, Hawaii Revised Statutes, is
17 amended by adding a new section to part II to be appropriately
18 designated and to read as follows:

19 "§201H- Teacher home assistance program. (a) There is
20 established a teacher home assistance program to be administered
21 by the corporation.



1 (b) The corporation shall provide housing vouchers to
2 qualified full-time and half-time teachers who:

3 (1) Are employed by the department of education;

4 (2) Teach at a hard-to-fill school, as determined by the
5 department of education, including a public charter
6 school;

7 (3) Commit to teach at a hard-to-fill school, as
8 determined by the department of education, or public
9 charter school for no less than five consecutive
10 years; and

11 (4) Have a household income that does not exceed eighty
12 per cent of the area median income.

13 (c) Housing vouchers shall be provided on a first-come,
14 first-served basis. Each housing voucher shall not exceed \$500
15 per month for as long as the qualified full-time or half-time
16 teacher:

17 (1) Is employed by the department of education;

18 (2) Teaches at a hard-to-fill school, as determined by the
19 department of education, including a public charter
20 school;



1 (3) Makes a commitment to teach at a hard-to-fill school,
2 as determined by the department of education, or
3 public charter school for no less than five
4 consecutive years; and

5 (4) Resides in this State.

6 (d) A housing voucher provided under the teacher home
7 assistance program may be used for:

8 (1) Rent;

9 (2) Mortgage payments for the teacher's primary residence;
10 or

11 (3) Downpayment on residential real property; provided
12 that the residence shall be the teacher's primary
13 residence; provided further that the teacher shall not
14 own, operate, or control any other residential real
15 property.

16 (e) Upon the establishment of the teacher home assistance
17 program, the corporation shall develop an application procedure,
18 as well as processes, procedures, and forms necessary to
19 implement and maintain the program. The corporation shall also
20 work with the department of education and state public charter
21 school commission to develop a process to verify that a housing



1 voucher applicant satisfies the criteria listed in subsection
2 (c).

3 (f) Any housing voucher granted pursuant to this section
4 shall be renewable for one additional year without further
5 application or verification.

6 (g) The corporation may adopt rules pursuant to chapter 91
7 to effectuate the purpose of this section."

8 SECTION 3. There is appropriated out of the general
9 revenues of the State of Hawaii the sum of \$ or so much
10 thereof as may be necessary for fiscal year 2018-2019 to provide
11 housing vouchers through the teacher home assistance program
12 established by this Act.

13 The sum appropriated shall be expended by the Hawaii
14 housing finance and development corporation for the purposes of
15 this Act.

16 SECTION 4. New statutory material is underscored.

17 SECTION 5. This Act shall take effect on July 1, 2050.



Report Title:

Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Appropriation

Description:

Establishes the Teacher Home Assistance Program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to certain qualified teachers who are employed by the Department of Education and commit to teach at hard-to-fill schools and charter schools for no less than five years. (SB2278 HD1)

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