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## 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 school, as determined by the department  
13 of education, including public charter schools.

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

17           "§201H-    Teacher home assistance program. (a) There is  
18 established a teacher home assistance program to be administered  
19 by the corporation to provide housing vouchers to eligible  
20 teachers. Housing vouchers shall be provided to eligible  
21 teachers on a first-come, first-served basis.



1        (b) A housing voucher provided under this section shall be  
2 used for:

3        (1) Rent for the eligible teacher's primary residence;

4        (2) Mortgage payments for the eligible teacher's primary  
5 residence; or

6        (3) Down payment on residential real property; provided  
7 that the property shall be the eligible teacher's  
8 primary residence.

9        (c) A housing voucher shall not exceed \$500 per month or  
10 the eligible teacher's monthly rent or mortgage payment,  
11 whichever is less. A housing voucher granted pursuant to this  
12 section shall be applicable for one year. The voucher shall be  
13 renewable for one additional year.

14        (d) Upon the establishment of the teacher home assistance  
15 program, the corporation shall develop an application procedure  
16 and processes, procedures, and forms necessary to implement and  
17 maintain the program. The corporation shall also work with the  
18 department of education and state public charter school  
19 commission to develop a process to verify that a housing voucher  
20 applicant satisfies the criteria listed in subsection (f).



1        (e) The corporation may adopt rules pursuant to chapter 91  
2 to effectuate the purpose of this section.

3        (f) For the purposes of this section, an "eligible  
4 teacher" means a person who:

5        (1) Is a full-time or half-time teacher;

6        (2) Is employed by the department of education;

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

10       (4) Resides in this State; and

11       (5) Does not own, operate, rent, or control any  
12 residential real property in addition to the eligible  
13 teacher's primary residence for which the housing  
14 voucher is sought."

15       SECTION 3. There is appropriated out of the general  
16 revenues of the State of Hawaii the sum of \$            or so much  
17 thereof as may be necessary for fiscal year 2019-2020 and the  
18 same sum or so much thereof as may be necessary for fiscal year  
19 2020-2021 for the provision of housing vouchers through the  
20 teacher home assistance program established by this Act.



1 The sums appropriated shall be expended by the Hawaii  
2 housing finance and development corporation for the purposes of  
3 this Act.

4 SECTION 4. New statutory material is underscored.

5 SECTION 5. This Act shall take effect on July 1, 2019.

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INTRODUCED BY: Mark H. H. H.

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# H.B. NO. 599

**Report Title:**

Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Teacher Recruitment and Retention

**Description:**

Establishes the Teacher Home Assistance Program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to certain 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.

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

