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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 teaching.



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 full-time teachers employed by  
11 the department of education, including teachers at public  
12 charter schools, who teach at a hard-to-fill school, as  
13 determined by the department of education, and whose household  
14 income does not exceed eighty per cent of the area median  
15 income.

16 SECTION 2. Chapter 201H, Hawaii Revised Statutes, is  
17 amended by adding a new section to be appropriately designated  
18 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 full-time teachers employed by the department of education,  
3 including teachers at public charter schools, who teach at a  
4 hard-to-fill school, as determined by the department of  
5 education, and whose household income does not exceed eighty per  
6 cent of the area median income.

7           (c) Housing vouchers shall be provided on a first-come,  
8 first-served basis. Each housing voucher shall not exceed \$500  
9 per month for as long as the qualified teacher is employed by  
10 the department of education, teaches at a hard-to-fill school as  
11 determined by the department of education, and resides in the  
12 State.

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

15           (1) Rent;

16           (2) Mortgage payments for the teacher's primary residence;

17           or

18           (3) Down payment on residential real property; provided  
19 that the residence shall be the teacher's primary  
20 residence; provided further that the teacher shall not



1           own, operate, or control any other residential real  
2           property.

3           (e) Upon the establishment of the teacher home assistance  
4 program, the corporation shall develop an application procedure,  
5 as well as processes, procedures, and forms necessary to  
6 implement and maintain the program. The corporation shall work  
7 with the department of education and state public charter school  
8 commission to develop a process to verify an applicant's status  
9 as a full-time teacher employed at a hard-to-fill school as  
10 determined by the department of education.

11           (f) Any housing voucher granted pursuant to this section  
12 shall be renewable for one additional year without further  
13 application or verification; provided that the person requesting  
14 the renewal shall submit to the corporation proof of continued  
15 employment as a teacher with the department of education.

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

18           SECTION 3. There is appropriated out of the general  
19 revenues of the State of Hawaii the sum of \$           or so much  
20 thereof as may be necessary for fiscal year 2019-2020 and the  
21 same sum or so much thereof as may be necessary for fiscal year



1 2020-2021 to provide housing vouchers through the teacher home  
2 assistance program established by this Act.

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

6 SECTION 4. New statutory material is underscored.

7 SECTION 5. This Act shall take effect on July 1, 2052.



**Report Title:**

Teacher Home Assistance Program; HHFDC; Appropriation

**Description:**

Establishes the teacher home assistance program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the Department of Education, including teachers at public charter schools, who teach at a hard-to-fill school, as determined by the Department of Education, and whose household income does not exceed 80% of the area median income.

Appropriates funds. (SB114 HD1)

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