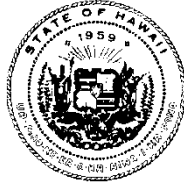


DAVID Y. IGE  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

## STATE OF HAWAII

HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817

Statement of

**Hakim Ouansafi**

Hawaii Public Housing Authority  
Before the

### HOUSE COMMITTEE ON HOUSING

**Tuesday, March 23, 2021**

**10:30 AM - Room 423, Hawaii State Capitol**

In consideration of

**SB 804, SD1, HD1**

**RELATING TO TEACHER RENTAL HOUSING**

Honorable Chair Nakamura, and Members of the House Committee on Housing, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 804, SD1, HD1, relating to teacher rental housing.

The Hawaii Public Housing Authority (HPHA) **supports** SB 804, SD1, HD1, which authorizes the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation to provide rental housing projects for teachers employed by the Department of Education and public charter schools. Appropriates funds for the Hawaii Public Housing Authority. Appropriates funds for deposit into the dwelling unit revolving fund. Requires the Department of Education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. Permits a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below 95 per cent.

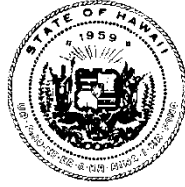
The HPHA fully supports the creation of teacher rental housing and has the expertise to develop, manage and work with the Department of Education and the HHFDC in creating communities that will attract and retain qualified public-school teachers.

Hawaii Revised Statutes §356D(2)(e) authorizes the HPHA, subject to the availability of funds, to contract or sponsor with any county, housing authority, or person an experimental or demonstration housing project designed to meet the needs of teachers.

The HPHA stands ready to assist the Legislature in this endeavor and looks at this measure as an opportunity to be a part of the overall solution needed to address all housing related issues in Hawaii.

The HPHA appreciates the opportunity to provide the Committee with the HPHA's testimony. We thank you very much for your dedicated support.

DAVID Y. IGE  
GOVERNOR



DENISE ISERI-MATSUBARA  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of  
**DENISE ISERI-MATSUBARA**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON HOUSING**

March 23, 2021 at 10:30 a.m.  
State Capitol, Room 423

In consideration of  
**S.B. 804, S.D. 1, H.D. 1**  
**RELATING TO TEACHER RENTAL HOUSING.**

The HHFDC **supports the intent** of Part III of S.B. 804, S.D. 1, H.D. 1, provided that it does not adversely impact priorities set forth in the Executive Biennium Budget. HHFDC fully supports the desire to create rental housing in an effort to attract and retain qualified public-school teachers. We recognize that a good education is a pathway out of poverty and that there is a shortage of teachers in this state. We are currently working with the Department of Education to explore the development of teacher housing on certain sites on Oahu and Maui.

Part III of S.B. 804, S.D. 1, H.D. 1, amends §201H-12, HRS to expand HHFDC's authority to develop mixed-use housing projects, to include rental housing for teachers employed by the Department of Education and Public Charter Schools. It also appropriates an unspecified amount of General Funds in Fiscal Year 2022-2023 for deposit into the Dwelling Unit Revolving Fund, earmarked for the development of rental housing for teachers.

Thank you for the opportunity to testify.



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2360  
HONOLULU, HAWAII 96804

**Date:** 03/23/2021

**Time:** 10:30 AM

**Location:** 423 Via Videoconference

**Committee:** House Housing

**Department:** Education

**Person Testifying:** Dr. Christina M. Kishimoto, Superintendent of Education

**Title of Bill:** SB 0804, SD1, HD1 RELATING TO TEACHER RENTAL HOUSING.

**Purpose of Bill:** Authorizes the Hawaii public housing authority and Hawaii housing finance and development corporation to provide rental housing projects for teachers employed by the department of education and public charter schools. Appropriates funds for the Hawaii public housing authority. Appropriates funds for deposit into the dwelling unit revolving fund. Requires the department of education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. Permits a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing is less than ninety-five per cent of total units in a project. Effective 7/1/2051. (HD1)

**Department's Position:**

The Hawaii State Department of Education (Department) supports SB 804, SD 1, HD 1.

The Department appreciates the legislature's support in encouraging the development of additional statewide affordable teacher housing opportunities for Department educators and supports measures that aim to address this long-standing issue.

A January 2020 compensation study contracted by the Department revealed that 78 percent of survey respondents indicated that the lack of housing availability negatively impacted teacher retention in Hawaii. Additionally, a December 2020 comparison report developed for the Department on teacher recruitment revealed that similarly situated school districts in other states provide greater opportunities for low- to no-cost teacher

housing for full-time employees. Furthermore, this report reveals that focus groups of current and former Department teachers echoed the need for not only more affordable housing opportunities, but inventory both in geographically isolated areas and in higher priced rental locations.

The Department continues to pursue opportunities to increase the availability of affordable teacher housing. It is worth noting that recent discussions between the Department and the Hawaii Housing Finance and Development Corporation regarding a possible joint project to increase the supply of teacher housing have been promising.

Thank you for this opportunity to provide testimony on this measure.

The Hawai'i State Department of Education is committed to delivering on our promises to students, providing an equitable, excellent, and innovative learning environment in every school to engage and elevate our communities. This is achieved through targeted work around three impact strategies: school design, student voice, and teacher collaboration. Detailed information is available at [www.hawaiipublicschools.org](http://www.hawaiipublicschools.org).



**HAWAII GOVERNMENT EMPLOYEES ASSOCIATION**  
AFSCME Local 152, AFL-CIO

**RANDY PERREIRA**, Executive Director • Tel: 808.543.0011 • Fax: 808.528.0922

The Thirty-First Legislature, State of Hawaii  
House of Representatives  
Committee on Housing

Testimony by  
Hawaii Government Employees Association

March 23, 2021

S.B. 804, S.D. 1, H.D. 1 — Relating To Teacher Rental Housing

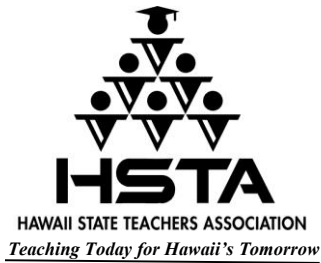
The Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO wishes to provide comments on S.B. 804, S.D. 1, H.D. 1, which proposes to authorize the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation to provide rental housing for teachers employed by the Department of Education and public charter schools.

The HGEA represents thousands of DOE and public charter school employees who work alongside the teachers. They also have similar financial burdens as teachers and deserve to be considered for affordable rental housing. We urge the legislature to expand this proposal to provide “workforce housing” for other government employees regardless of jurisdiction who would view this as a benefit to government employment.

Thank you for the opportunity to provide comments on S.B. 804, S.D. 1, H.D. 1.

Respectfully submitted,

Randy Perreira  
Executive Director



1200 Ala Kapuna Street ♦ Honolulu, Hawaii 96819  
Tel: (808) 833-2711 ♦ Fax: (808) 839-7106 ♦ Web: www.hsta.org

Corey Rosenlee  
President  
Osa Tui Jr.  
Vice President  
Logan Okita  
Secretary-Treasurer  
Wilbert Holck  
Executive Director

## TESTIMONY BEFORE THE HOUSE COMMITTEE ON HOUSING

RE: SB 804, SD1, HD1 - RELATING TO TEACHER RENTAL HOUSING

TUESDAY, MARCH 23, 2021

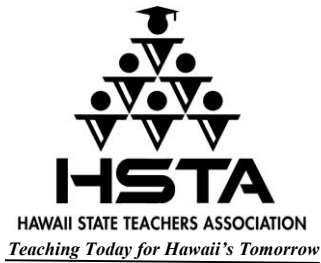
COREY ROSENLEE, PRESIDENT  
HAWAII STATE TEACHERS ASSOCIATION

Chair Nakamura, and Members of the Committee:

The Hawaii State Teachers Association **supports SB 804, SD1, HD1**, relating to teacher rental housing. This bill authorizes the Hawaii public housing authority and Hawaii housing finance and development corporation to provide rental housing projects for teachers employed by the department of education and public charter schools. Appropriates funds for the Hawaii public housing authority. Appropriates funds for deposit into the dwelling unit revolving fund. Requires the department of education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing. Permits a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing is less than ninety-five per cent of total units in a project. Effective 7/1/2051. (HD1)

Hawai'i continues to suffer from a shortage of licensed teachers with over 1000 vacancies each year. Financial incentives and affordable options for teacher housing are key strategies for the recruitment and retention 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 of teachers. **To recruit and retain effective educators, policymakers must find ways to lessen the financial burden of being a public school teacher.** Establishing a teacher rental housing program is a good first step. In the islands, where new housing rarely becomes



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Executive Director

available, the percentage of renters who face cost burdens—financial handicaps incurred by people spending over 30 percent of their income on housing—is roughly 57 percent, according to the National Low Income Housing Coalition. Many of those cash-strapped renters are state educators, who are chronically underpaid. 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. Instead, they are rushing off to their second or even third jobs when they would much rather concentrate on their teaching duties and their students.

**Thus, a teacher rental housing program will, as long as it is affordable for teachers, assist them in attaining sustainable and stable residency, while staving off crushing debt burdens. It would also make the teaching profession more attractive by increasing educators' ability to find affordable housing that won't take their whole paycheck.**

To take care of the needs of Hawaii's hardworking teachers, the Hawaii State Teachers Association asks your committee to **support** this bill.



▪ March 22, 2021

The Honorable Nadine K. Nakamura, Chair  
The Honorable Troy N. Hashimoto, Vice Chair  
And Members of the House Committee On  
Housing

**RE: Testimony in Support of SB 804, SD1, HD1 Relating To Teacher Rental Housing  
Tuesday, March 23, 2021; 10:30AM; House Conference Room 423 Via  
Videoconference**

Dear Chair Nakamura, Vice Chair Hashimoto, and Committee Members,

My name is Stanford S. Carr and I am the President of Stanford Carr Development, LLC. We are a local development firm that has worked to provide the community with affordable housing opportunities. **I am offering testimony in general support of SB 804, SD1, HD1, but would respectfully ask for a change in the effective date and the inclusion of a sufficient appropriation amount.**

This important measure would authorize the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation to provide rental housing projects for teachers employed by the Department of Education and public charter schools; appropriate funds for the Hawaii Public Housing Authority; appropriate funds for deposit into the dwelling unit revolving fund; require the Department of Education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing; and permit a project owner to lease teacher housing to other eligible tenants if occupancy of teacher housing is less than 95 per cent of total units in a project.

As an entrepreneur, lifelong island resident and civic leader, and the proud father of three children, I have always believed that a key to attaining a brighter and more prosperous future for our State is providing a quality education for all of our young people. In this regard, it concerns me that our lack of affordable housing is hampering our State's ability to attract and retain quality teachers who are the foundation of our educational system.

In light of these concerns, I have been in discussions with education officials and union leaders to explore ways affordable housing developers might be able to partner with the State to address this critical issue. With my knowledge and expertise in the construction field, I believe that the provisions in SB 804, SD1, HD1 would encourage and facilitate the development of much needed affordable housing opportunities for our teachers.

For all of these reasons, I respectfully ask for this Committee's favorable consideration of this important measure with appropriate amendments. Thank you for the opportunity to submit this testimony.

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a cursive, somewhat abstract representation of the name.

Stanford S. Carr