

STAND. COM. REP. NO.

1380

Honolulu, Hawaii

, 2021

MAR 25

RE: S.B. No. 804

S.D. 1

H.D. 2

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B.
No. 804, S.D. 1, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO TEACHER RENTAL HOUSING,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Authorize the Hawaii Public Housing Authority and Hawaii Housing Finance and Development Corporation to provide affordable rental housing for teachers employed by the Department of Education and public charter schools;
- (2) Appropriate funds to the Hawaii Public Housing Authority for the provision of rental housing for public school teachers and public charter school teachers;
- (3) Authorize the Hawaii Housing Finance and Development Corporation to contract or sponsor with any state or county department or agency for affordable housing for public school teachers;
- (4) Appropriate funds into and out of the Dwelling Unit Revolving Fund for the development of rental housing for teachers;



- (5) Require the Department of Education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing; and
- (6) Permit the private entity leasing land from the Department of Education to lease to other eligible tenants under certain circumstances.

Your Committee received testimony in support of this measure from the Department of Education, Hawaii Public Housing Authority, and Hawaii State Teachers Association. Your Committee received comments on this measure from the Hawaii Housing Finance and Development Corporation; Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO; and Stanford Carr Development, LLC.

Your Committee finds that there continues to be a significant shortage of qualified teachers in public school classrooms throughout the State. The State's high cost of living and lack of affordable housing are two factors contributing to teachers leaving the profession or leaving the State. Your Committee further finds that a January 2020 compensation study contracted by the Department of Education indicated that seventy-eight percent of survey respondents indicated that the lack of housing availability negatively impacted teacher retention in Hawaii. Furthermore, a December 2020 comparison report developed for the Department of Education 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. Providing rental housing projects for public school and charter school teachers as provided in this measure is critical to teacher recruitment and retention in Hawaii.

Your Committee has amended this measure by:

- (1) Changing the effective date to December 1, 2050, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.



As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 804, S.D. 1, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as S.B. No. 804, S.D. 1, H.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Housing,



NADINE K. NAKAMURA, Chair



