



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

**Date:** 02/26/2021

**Time:** 09:30 AM

**Location:** CR 211 & Videoconference

**Committee:** Senate Ways and Means

**Department:** Education

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

**Title of Bill:** SB 0804 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 falls below 95 per cent.

**Department's Position:**

The Hawaii State Department of Education (Department) supports SB 804.

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.

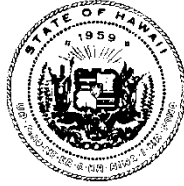
A January 2020 compensation study contracted by the Department revealed that 78 percent of survey respondents indicated that the lack of housing availability negatively impacted teacher retention in Hawaii. Additionally, a December 2020 comparison report developed for the Department on teacher recruitment 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).

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

**SENATE COMMITTEE ON WAYS AND MEANS**

**Friday, February 26, 2021**  
**9:30 AM - Room 211, Hawaii State Capitol**

In consideration of  
**SB 804**  
**RELATING TO TEACHER RENTAL HOUSING**

Honorable Chair Dela Cruz, and Members of the Senate Committee on Ways and Means, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 804, relating to teacher rental housing.

The Hawaii Public Housing Authority (HPHA) **supports** SB 804, 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.

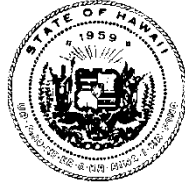
The HPHA fully supports the creation of teacher rental housing and has the expertise to develop, manage and work with the Department of Education and the HHFDC in creating communities that will attract and retain qualified public-school teachers.

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:

**LATE**

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

**SENATE COMMITTEE ON WAYS AND MEANS**

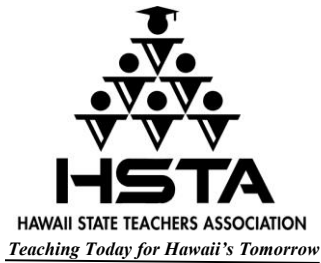
February 26, 2021 at 9:30 a.m.  
State Capitol, Room 211

In consideration of  
**S.B. 804**  
**RELATING TO TEACHER RENTAL HOUSING.**

The HHFDC **supports the intent** of Part III of S.B. 804, provided that it does not adversely impact priorities set forth in the Executive Biennium Budget.

Part III of S.B. 804 amends §201H-12, HRS to expand HHFDC's authority to develop mixed-use housing projects, to include rental housing for teachers, in conjunction with the Department of Education. It also appropriates \$10,000,000 in General Funds for deposit into the Dwelling Unit Revolving Fund, earmarked for the development of rental housing for teachers.

Thank you for the opportunity to provide written comments on this bill.



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

## TESTIMONY BEFORE THE SENATE COMMITTEE ON WAYS & MEANS

RE: SB 804 - RELATING TO TEACHER RENTAL HOUSING

FRIDAY, FEBRUARY 26, 2021

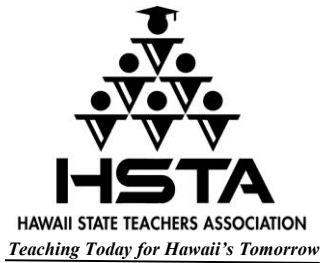
COREY ROSENLEE, PRESIDENT  
HAWAII STATE TEACHERS ASSOCIATION

Chair Dela Cruz and Members of the Committee:

The Hawaii State Teachers Association **supports SB 804**, 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 falls below 95 per cent.

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 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



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Executive Director

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 Hawai'i's hardworking teachers, the Hawaii State Teachers Association asks your committee to **support** this bill.

February 26, 2021

**The Honorable Donovan Dela Cruz, Chair**

Senate Committee on Ways and Means

Via Videoconference

**RE: Senate Bill 804, Relating to Teacher Rental Housing**

**HEARING: Friday, February 26, 2021, at 9:30 a.m.**

Aloha Chair Dela Cruz, Vice Chair Keith-Agaran, and Members of the Committee,

I am Ken Hiraki, Director of Government Affairs, testifying on behalf of the Hawai'i Association of REALTORS® (“HAR”), the voice of real estate in Hawai'i, and its over 10,000 members. HAR **supports** Senate Bill 804 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%.

According to the Department of Business Economic Development and Tourism's 2019 report on Housing Demand in Hawai'i, the State needs up to 46,000 housing units to meet demand in Hawai'i by 2030. Ultimately, we have a housing supply problem, and we need creative solutions to build more housing at all price points, including for teachers. Land cost is a big part of the development costs, so by utilizing public school lands to build teacher housing would help address this large cost.

According to the National Association of REALTORS® Profile of Home Buyers and Sellers student loans and high rent costs were debts that delayed savings for a down payment. By providing teachers with Hawaii's high cost of housing could help our teachers save for a down payment.

Furthermore, at a time when our economy is hurting, this is a creative approach to tackle the solution of housing and helping our teachers.

Mahalo for the opportunity to testify.





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

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

**LATE**

The Thirty-First Legislature, State of Hawaii  
Senate  
Committee on Ways and Means

Testimony by  
Hawaii Government Employees Association

February 26, 2021

S.B. 804 — Relating To Teacher Rental Housing

The Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO wishes to provide comments on S.B. 804, which proposes to 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.

The HGEA represents thousands of employees who work for the DOE and public charter schools who make less than a starting Hawaii teacher's salary. They and their immediate families also deserve to be considered for affordable rental housing. We urge the legislature to allow the Hawaii Public Housing Authority 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.

Respectfully submitted,

Randy Perreira  
Executive Director