

**STATE OF HAWAII**  
**SCHOOL FACILITIES AUTHORITY**  
75 AUPUNI STREET, STE. BASEMENT  
HILO, HAWAII 96720

March 19, 2023

**Testimony providing SUPPORT of SB941 SD2  
RELATING TO THE SCHOOL FACILITIES AUTHORITY**

REPRESENTATIVE TROY HASHIMOTO, CHAIR  
HOUSE COMMITTEE ON HOUSING  
REPRESENTATIVE JUSTIN WOODSON, CHAIR  
HOUSE COMMITTEE ON EDUCATION

Hearing Date: 03/21/2023

Room Number 309

The School Facilities Authority (SFA) is in **support** of S.B. 941 SD2, RELATING TO THE SCHOOL FACILITIES AUTHORITY.

The SFA appreciates the Legislature's continued support and commitment to creating new teacher housing for our educator workforce. We also appreciate that the Legislature has acknowledged that housing our educators has the dual opportunity of addressing our lack of affordable housing and our chronic teacher shortage in one project. We look forward to working with the Legislature, the DOE, and our State development partners to deliver teacher housing in the coming years.

The SFA respectfully recommends that a drafting error in the SD2 be addressed in the HD1. In section 4 of the SD2, the breakout of the 185 million dollars does not include the previously included Waipahu High school. The inclusion of a 60 million dollar breakout for Waipahu high school would bring the HD1 into alignment with the intention of the appropriation language.

The SFA would also respectfully ask the committees to consider allowing the SFA to, when vacancies occur, lease housing units to as workforce rentals. Should a teacher and educator housing development have vacancies, the SFA would prefer the flexibility to fill them with those eligible for affordable workforce housing. This could be achieved by broadening the language in Section 2, page 6 line 2 to read "to develop teacher, educator, and workforce..." and Section 4, page 6 line 17 to read the same.

The SFA appreciates the consideration by the Senate that there are critical issues that must be addressed when it comes to redevelopment and repurposing of existing school campuses. Given the projects the SFA is currently undertaking and the limited staff capacity, the SFA may require additional considerations beyond funding to expedite these critical housing projects.

The SFA looks forward to continuing to work with the Legislature to deliver affordable housing for our educator workforce.

Thank you for the opportunity to provide testimony.

**LATE**

**SB-941-SD-2**

Submitted on: 3/21/2023 10:25:26 AM

Testimony for HSG on 3/21/2023 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Disa Hauge	Nanakuli-Waianae Complex Area	Support	Written Testimony Only

Comments:

**COMMITTEE ON HOUSING & COMMITTEE ON EDUCATION**

**Rep. Troy Hashimoto, Chair**

**Rep. Micah Aiu, Vice Chair**

**Rep. Justin Woodson, Chair**

**Rep. Lisa Marten, Vice Chair**

**Tuesday, March 21, 2023 2:00 PM**

**Dear Chair Hashimoto and Chair Woodson,**

**I am writing Testimony in support of SB 941 regarding the development of teacher and educator housing.**

**As you know, both the high cost of living in Hawaii and the shortage of rental units contribute to a significant challenge with being able to fully staff and retain teachers in our public schools. This public-private initiative has the potential to significantly support the stabilization of our schools' staff. When teacher turnover is low, students benefit tremendously and the community can trust the consistency of the educational program. Resultant student achievement is enhanced and the social fabric of our community is strengthened.**

**Thank you for considering my testimony,**

**Disa Hauge**

**Nānākuli-wai'anae Interim Complex Area Superintendent**





**HAWAII GOVERNMENT EMPLOYEES ASSOCIATION**

AFSCME Local 152, AFL-CIO

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

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

Testimony by  
Hawaii Government Employees Association

March 21, 2023

S.B. 941, S.D. 2 – Relating to the School Facilities Authority

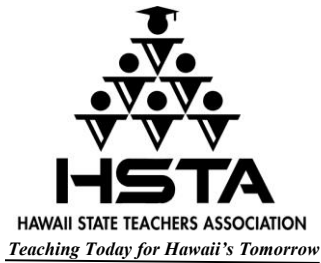
The Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO wishes to provide comments on S.B. 941, S.D. 2, which proposes to authorize the School Facilities Authority to partner with public and private agencies to develop teacher and educator housing.

The HGEA represents thousands of employees who work for the DOE and make less than a starting Hawaii teacher's salary. They work in critical positions to support teachers, face vacancies that are also hard to fill, and deal with the same high cost of living. They, too, deserve to be considered for affordable housing being developed by the SFA. Yet, the proposed changes to HRS 302A-1703 only mention the development of teacher and educator housing. If school lands will be developed for teacher housing, then the legislature should also consider providing 'workforce' housing for all school employees.

Thank you for the opportunity to provide comments on S.B. 941. S.D. 2.

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

Osa Tui, Jr.  
President  
Logan Okita  
Vice President  
Lisa Morrison  
Secretary-Treasurer  
Ann Mahi  
Executive Director

TESTIMONY BEFORE THE HOUSE COMMITTEE ON HOUSING AND THE  
COMMITTEE ON EDUCATION

RE: SB 941 SD2- RELATING TO THE SCHOOL FACILITIES AUTHORITY

TUESDAY, MARCH 21, 2023

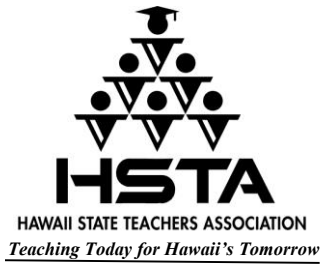
OSA TUI, JR., PRESIDENT  
HAWAII STATE TEACHERS ASSOCIATION

Chair Hashimoto; Chair Woodson, and Members of the Committees:

The Hawaii State Teachers Association **supports SB 941 SD2**, relating to the school facilities authority. The bill authorizes the School Facilities Authority to partner with public and private agencies to develop teacher and educator housing. Authorizes the School Facilities Authority to transfer appropriated funds to partner state agencies for the development of teacher and educator housing. Appropriates funds to the School Facilities Authority for the construction of teacher and educator housing and classrooms. Specifies Nanakuli High School, Waipahu High School, and Mililani High School as initial locations for the construction.

Hawai'i continues to suffer from a shortage of licensed teachers with over 1000 vacancies each year. Affordable options for teacher housing is one key strategy for the recruiting and retaining 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.** 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 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.



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Secretary-Treasurer

Ann Mahi  
Executive Director

Authorizing the SFA to partner with public and private agencies to develop teacher and educator housing could help alleviate the financial burden of housing felt by so many of our public teachers.

To take care of our hardworking teachers in Hawai'i, the Hawaii State Teachers Association asks your committee to **support** this bill.

**SB-941-SD-2**

Submitted on: 3/19/2023 1:19:16 PM

Testimony for HSG on 3/21/2023 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Nancy Jones	Hydroponics Alternatives LLC	Support	Written Testimony Only

Comments:

Aloha Chair Hashimoto, Chair Woodson, Vice Chair Aiu, Vice Chair Martin, and all Honorable Committee Members:

I submit this testimony in SUPPORT of SB941, SD 2—as amended, but with date changes—which will address the teacher housing crisis by, among other things: B) appropriating \$65 million to Mililani High School, \$60 million to Waipahu High School, and \$60 million to Nanakuli High School; B) also appropriating funds to include construction of more modern classrooms; and C) include an effective date of July 1, 2050 to encourage further discussion.

Hawai`i’s lack of affordable housing remains a KEY deterrent to our State’s ability to attract and retain teachers. This bill will provide access to affordable, on-campus housing options for teachers at Mililani, Waipahu and Nanakuli High Schools. With less-costly, on-campus housing options for teachers, Hawai`i will hopefully become an attractive career location for teachers – and result in lower student-to-teacher ratios that promote enhanced learning for Hawai`i’s youth. With the successful implementation of campus housing developments at these first three schools -- perhaps this model can be duplicated at other schools throughout the State. NONE of us benefits from a poorly educated workforce.

For all of the above reasons and in the interest of ultimately meeting the educational needs of ALL Hawai`i students with this 3-school-campus-housing-pilot program, we urge your Committees to please pass SB941, SD 2 – and to please change the effective date to ideally 07/01/2023, BUT not later than 07/01/2024 as ALL of us have an interest in attracting more teachers to our state as soon as possible.

Mahalo for this opportunity to present this testimony supporting SB941, SD 2.

Nancy Jones

Hydroponics Alternatives, LLC

PO Box 1472, Wai`anae, HI 96792 / Email: [nancyhydroalt@gmail.com](mailto:nancyhydroalt@gmail.com)



**SB-941-SD-2**

Submitted on: 3/17/2023 2:32:12 PM

Testimony for HSG on 3/21/2023 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Ryan Kawailani Ozawa	Individual	Support	Written Testimony Only

Comments:

Teacher recruiting and retention is a huge challenge for Hawaii schools, and finding affordable housing is a key component of that. I support SB941, which proposes the construction of teacher and educator housing and classrooms on two public high school campuses.

I am especially excited to endorse the selection of Mililani High School as one of the two pilot schools for this project, given its innovative leadership, high-achieving student body, and ideal central Oahu location.

Mahalo for your consideration.

**SB-941-SD-2**

Submitted on: 3/18/2023 6:39:42 PM

Testimony for HSG on 3/21/2023 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Will Caron	Individual	Support	Written Testimony Only

Comments:

Please support SB941 SD2.

**SB-941-SD-2**

Submitted on: 3/19/2023 1:24:20 PM

Testimony for HSG on 3/21/2023 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Zeb Jones	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Hashimoto, Chair Woodson, Vice Chair Aiu, Vice Chair Martin and Honorable Committee Members:

I present this testimony to SUPPORT of SB941, SD 2—as amended, but with date changes—which addresses the teacher housing crisis by, among other things: B) appropriating \$65 million to Mililani High School, \$60 million to Waipahu High School, and \$60 million to Nanakuli High School; B) also includes funding for more modern classroom construction; and C) cites a July 1, 2050 effective date to encourage further discussion.

Hawai`i’s lack of affordable housing remains a KEY deterrent to our State’s ability to attract and retain teachers. This bill will provide access to affordable, on-campus housing options for teachers at Mililani, Waipahu and Nanakuli High Schools. With less-costly, on-campus housing options for teachers, Hawai`i will hopefully become an attractive career location for teachers – and result in lower student-to-teacher ratios that promote enhanced learning for Hawai`i’s youth. With the successful implementation of campus housing developments at these first three schools -- perhaps this model can be duplicated at other schools throughout the State. NONE of us will benefit from a poorly educated workforce.

For these key reasons and to ultimately meet the educational needs of ALL Hawai`i students with this 3-school-campus-housing-pilot program, I urge your Committees to please pass SB941, SD 2 – and to please change the effective date to ideally 07/01/2023, BUT not later than 07/01/2024 as ALL of us have an interest in attracting more teachers to our state as soon as possible.

Mahalo for this opportunity to present this testimony supporting SB941, SD 2.

Zeb Jones

PO Box 1462/ Wai`anae, HI 96792 / Email: [zebbe3442@gmail.com](mailto:zebbe3442@gmail.com)