

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

February 09, 2023

**Testimony providing SUPPORT of SB1596
RELATING TO THE SCHOOL CAMPUSES**

SENATOR MICHELLE N. KIDANI, CHAIR
SENATE COMMITTEE ON EDUCATION
SENATOR STANLEY CHANG, CHAIR
SENATE COMMITTEE ON HOUSING

Hearing Date: 02/09/2023

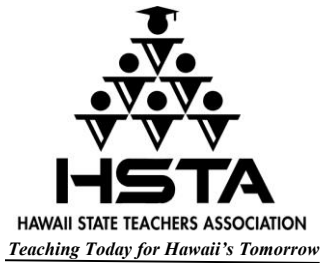
Room Number 225

The School Facilities Authority (SFA) is in **support** of S.B. 1596, RELATING TO THE SCHOOL CAMPUSES.

The SFA supports efforts to find the highest possible uses of our State land assets to provide the resources necessary to support our Keiki in their educational endeavors. Providing teacher and workforce housing is a critical component to addressing the long-standing teacher and educator workforce shortage issue in our State.

The SFA appreciates the consideration by the Legislature for an appropriation related to the establishment of the Maui campus housing pilot program. The SFA does not have existing funds that it would be able to utilize to cover the costs associated with this program. The SFA would also appreciate clarity on the expectations of the Legislature for this pilot program to better determine an appropriate funding estimate.

Thank you for the opportunity to provide testimony.



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 SENATE COMMITTEE ON HOUSING AND THE
SENATE COMMITTEE ON EDUCATION

RE: SB 1596 - RELATING TO SCHOOL CAMPUSES

THURSDAY, FEBRUARY 9, 2023

OSA TUI, JR., PRESIDENT
HAWAII STATE TEACHERS ASSOCIATION

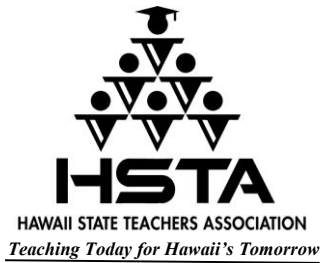
Chair Chang, Chair Kidani, and Members of the Committees:

The Hawaii State Teachers Association **supports SB 1596**, relating to school campuses. The bill establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the School Facilities Authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui. It also requires the School Facilities Authority and Department of Education to submit joint reports to the Legislature.

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. **To recruit and retain effective educators, policymakers must find ways to lessen the financial burden of being a public school teacher.** Establishing an on-campus housing program on Maui is a good first step. An affordable housing option on campus would not only help teachers with affordable housing, but cost of living broadly would arguably be lessened. The ability to walk to work would save both in travel time and gas. The price of which remains very high.

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



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

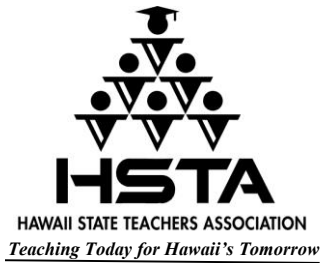
percent of their income on housing – is roughly 57 percent, according to the National Low Income Housing Coalition.

Add to these struggles the spike in inflation we've seen in the last year, and ever-rising housing costs. According to Locations Hawaii, the median home cost in Hawaii at the end of 2021 was \$1.02 million. The median rent for a one-bedroom apartment in Honolulu is more than \$1,600 and a two-bedroom is \$2,180. As homes are sold, teachers who rent then struggle to find affordable replacement housing. We have had teachers, born and raised in Maui, who have been forced to relocate to the continent for work because they simply could not find affordable housing on Maui, or elsewhere in the islands.

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. Those teachers for whom this pilot program could see significant easing of their financial burdens, as well as more time to commit to both their students and their own families.

Thus, a campus housing pilot program on Maui may assist teachers in attaining sustainable and stable residency, while staving off crushing debt burdens. Implementing and tracking the progress of the pilot program could point the way to more permanent affordable housing solutions for teacher in the future. It would also make the teaching profession more attractive by decreasing travel times and 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.



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 SENATE COMMITTEE ON HOUSING AND THE
SENATE COMMITTEE ON EDUCATION

RE: SB 1596 - RELATING TO SCHOOL CAMPUSES

THURSDAY, FEBRUARY 9, 2023

OSA TUI, JR., PRESIDENT
HAWAII STATE TEACHERS ASSOCIATION

Chair Chang, Chair Kidani, and Members of the Committees:

The Hawaii State Teachers Association **supports SB 1596**, relating to school campuses. The bill establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the School Facilities Authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui. It also requires the School Facilities Authority and Department of Education to submit joint reports to the Legislature.

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. **To recruit and retain effective educators, policymakers must find ways to lessen the financial burden of being a public school teacher.** Establishing an on-campus housing program on Maui is a good first step. An affordable housing option on campus would not only help teachers with affordable housing, but cost of living broadly would arguably be lessened. The ability to walk to work would save both in travel time and gas. The price of which remains very high.

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



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

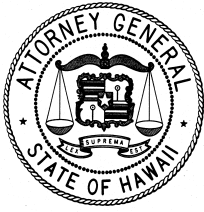
percent of their income on housing – is roughly 57 percent, according to the National Low Income Housing Coalition.

Add to these struggles the spike in inflation we've seen in the last year, and ever-rising housing costs. According to Locations Hawaii, the median home cost in Hawaii at the end of 2021 was \$1.02 million. The median rent for a one-bedroom apartment in Honolulu is more than \$1,600 and a two-bedroom is \$2,180. As homes are sold, teachers who rent then struggle to find affordable replacement housing. We have had teachers, born and raised in Maui, who have been forced to relocate to the continent for work because they simply could not find affordable housing on Maui, or elsewhere in the islands.

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. Those teachers for whom this pilot program could see significant easing of their financial burdens, as well as more time to commit to both their students and their own families.

Thus, a campus housing pilot program on Maui may assist teachers in attaining sustainable and stable residency, while staving off crushing debt burdens. Implementing and tracking the progress of the pilot program could point the way to more permanent affordable housing solutions for teacher in the future. It would also make the teaching profession more attractive by decreasing travel times and 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.



**TESTIMONY OF
THE DEPARTMENT OF THE ATTORNEY GENERAL
KA 'OIHANA O KA LOIO KUHINA
THIRTY-SECOND LEGISLATURE, 2023**

ON THE FOLLOWING MEASURE:

S.B. NO. 1596, RELATING TO SCHOOL CAMPUSES.

BEFORE THE:

SENATE COMMITTEES ON EDUCATION AND ON HOUSING

DATE: Thursday, February 9, 2023 **TIME:** 1:00 p.m.

LOCATION: State Capitol, Room 225

TESTIFIER(S): Anne E. Lopez, Attorney General, or
Anne T. Horiuchi, Deputy Attorney General

Chairs Kidani and Chang and Members of the Committees:

The Department of the Attorney General (Department) provides the following comments.

The bill establishes and appropriates moneys for a Maui campus housing pilot program (Pilot Program), to be administered by the School Facilities Authority (SFA), which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i High Schools on the island of Maui. The bill also requires the SFA and Department of Education to submit joint reports to the Legislature. The Pilot Program shall commence on July 1, 2023, and end six years later, on June 30, 2029.

The Department wishes to propose one modification to address an issue concerning SFA's powers. As noted in the bill (page 1, lines 13-17), section 302A-1703(a), Hawaii Revised Statutes, requires that the SFA "be responsible for all public school development, planning, and construction related to capital improvement projects assigned by the legislature, governor, or board of education." The bill, however, requires the Pilot Program to be "administered" by the SFA (page 2, line 12). The SFA has no express power and authority under current law to administer teacher housing programs. Thus, once the development, planning, and construction of the on-campus housing is complete, continued administration of the Pilot Program, as it may relate to charging or collecting rent, managing the properties, or other administrative duties, would need to be handled by a different entity.

The Department respectfully recommends the following amendments:

1. Revise section 2(a) (page 2, lines 11-16) as follows:
 - (a) There is established a Maui campus housing pilot program, to be administered by the school facilities authority[-] during the planning, design, and construction of the on-campus housing. The program shall make on-campus housing available to teachers, staff, and administrators employed at Lahainaluna and Kulanihako'i high schools on the island of Maui. The program shall commence on July 1, 2023, and end on June 30, 2029[-]; provided that after construction of the on-campus housing is completed, [entity] will administer the program.
2. Add the following statement to section 2(b), after paragraph (3):
The school facilities authority shall not be required to participate in submitting the joint report to the legislature the year after the completion of the construction of the on-campus housing, if submission of the joint report is still required at that time.

Thank you for the opportunity to provide comments on this measure.

Council Chair
Alice L. Lee



Director of Council Services
Traci N. T. Fujita, Esq.

Councilmembers
Tom Cook
Gabe Johnson
Tasha Kama
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Yuki Lei K. Sugimura
Nohelani U'u-Hodgins

Deputy Director of Council Services
David M. Raatz, Jr., Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 7, 2023

TO: The Honorable Senator Stanley Chang, Chair,
and Members of the Senate Committee on Housing

FROM: Alice L. Lee, Chair
Maui County Council

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

SUBJECT: **HEARING OF FEBRUARY 9, 2023; TESTIMONY IN SUPPORT OF
SB 1596, RELATING TO SCHOOL CAMPUSES**

Thank you for the opportunity to testify in **support** of this important measure. This measure would appropriate moneys, to be administered by the School Facilities Authority, for a pilot program to implement the planning, design, and construction of on-campus housing for employees at Lahainaluna and Kulanihako'i high schools on the island of Maui.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **support** this measure for the following reasons:

1. Maui County's lack of attainable housing is a limiting factor to attracting and retaining quality, specialized school teachers, staff, and administrators.
2. Lahainaluna and Kulanihako'i high school campuses already have existing infrastructure and are located near high traffic roads, which makes them ideal locations for the pilot project proposed by this measure.
3. Using existing infrastructure and state property to provide on-campus housing for school employees would reduce costs, construction time, and traffic congestion.

For those reasons, I **support** this measure.

ocs:proj:legis:23legis:23testimony:sb1596_paf23-007(22)_kmat

SB-1596

Submitted on: 2/6/2023 2:16:57 PM

Testimony for EDU on 2/9/2023 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
cheryl B.	Individual	Support	Written Testimony Only

Comments:

I SUPPORT this bill which establishes and appropriates moneys for a Maui campus housing pilot program, to be administered by the School Facilities Authority which shall make on-campus housing available to employees at Lahainaluna and Kulanihako'i high schools on the island of Maui. Requires the School Facilities Authority and Department of Education to submit joint reports to the Legislature.

It is my hope as a retired educator that these pilots for housing will assist us in supporting our educators along with ensuring their pay is also not affected other than increasing.

SB-1596

Submitted on: 2/6/2023 5:07:09 PM

Testimony for EDU on 2/9/2023 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Nani Medeiros	Testifying for Chief Housing Officer, Office of the Governor, State of Hawaii	Support	Written Testimony Only

Comments:

Mahalo for the opportunity to submit testimony in support of SB 1596.

SB-1596

Submitted on: 2/7/2023 1:25:36 PM

Testimony for EDU on 2/9/2023 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gerard Silva	Individual	Oppose	Written Testimony Only

Comments:

Wast of TAX PAYER MONEYS!!!!