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# A BILL FOR AN ACT

RELATING TO TEACHER HOUSING.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that approximately ten  
2 per cent of the State's teachers switch schools, relocate, or  
3 leave the profession each year. Only fifty to sixty per cent of  
4 current teachers have been at their school for five years or  
5 more. Chronic teacher turnover forces the department of  
6 education to rely on emergency hires and substitute teachers to  
7 fill vacancies.

8           The legislature further finds that teacher recruitment and  
9 retention is especially difficult for poor and hard-to-staff  
10 communities. *Equitable Access to Excellent Educators*, a report  
11 published by the United States Department of Education in 2015,  
12 found that an average of 14.48 per cent of teachers in low-  
13 poverty schools are inexperienced, unqualified, or teaching  
14 outside of their field of expertise. In high-poverty schools,  
15 however, an average of 21.48 per cent of teachers are  
16 inexperienced, unqualified, or out-of-field.



1           The legislature additionally finds that Hawaii's high cost  
2 of living is a significant contributing factor in the department  
3 of education's teacher recruitment and retention efforts.  
4 According to a WalletHub study, the State ranked fifty-first out  
5 of fifty states and the District of Columbia for starting  
6 teacher salary and median teacher salary adjusted for cost of  
7 living.

8           The purpose of this Act is to improve teacher recruitment  
9 and retention by establishing a teacher home assistance program  
10 to provide housing vouchers to full-time teachers employed by  
11 the department of education, including teachers at public  
12 charter schools, who teach at a hard-to-fill school, as  
13 determined by the department of education, and whose household  
14 income does not exceed eighty per cent of the area median  
15 income.

16           SECTION 2. Chapter 201H, Hawaii Revised Statutes, is  
17 amended by adding a new section to part II to be appropriately  
18 designated and to read as follows:

19           "§201H-    Teacher home assistance program. (a) There is  
20 established a teacher home assistance program to be administered  
21 by the corporation.



1        (b) The corporation shall provide housing vouchers to  
2 full-time teachers employed by the department of education,  
3 including teachers at public charter schools, who teach at a  
4 hard-to-fill school, as determined by the department of  
5 education, and whose household income does not exceed eighty per  
6 cent of the area median income.

7        (c) Housing vouchers shall be provided on a first-come,  
8 first-served basis. Each housing voucher shall not exceed \$500  
9 per month for as long as the qualified teacher is employed by  
10 the department of education, including teachers at public  
11 charter schools, teaches at a hard-to-fill school as determined  
12 by the department of education, and resides in this State.

13        (d) A housing voucher provided under the teacher home  
14 assistance program may be used for:

15        (1) Rent;

16        (2) Mortgage payments for the teacher's primary residence;

17        or

18        (3) Downpayment on residential real property; provided

19        that the residence shall be the teacher's primary

20        residence; provided further that the teacher shall not



1           own, operate, or control any other residential real  
2           property.

3           (e) Upon the establishment of the teacher home assistance  
4 program, the corporation shall develop an application procedure,  
5 as well as processes, procedures, and forms necessary to  
6 implement and maintain the program. The corporation shall also  
7 work with the department of education and state public charter  
8 school commission to develop a process to verify an applicant's  
9 status as a full-time teacher employed at a hard-to-fill school  
10 as determined by the department of education.

11           (f) Any housing voucher granted pursuant to this section  
12 shall be renewable for one additional year without further  
13 application or verification.

14           (g) The corporation may adopt rules pursuant to chapter 91  
15 to effectuate the purpose of this section."

16           SECTION 3. There is appropriated out of the general  
17 revenues of the State of Hawaii the sum of \$                    or so  
18 much thereof as may be necessary for fiscal year 2018-2019 to  
19 provide housing vouchers through the teacher home assistance  
20 program established by this Act.



1           The sum appropriated shall be expended by the Hawaii  
2 housing finance and development corporation for the purposes of  
3 this Act.

4           SECTION 4.   New statutory material is underscored.

5           SECTION 5.   This Act shall take effect on July 1, 2050.



**Report Title:**

Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Appropriation

**Description:**

Establishes the teacher home assistance program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to full-time teachers employed by the Department of Education, including teachers at public charter schools, who teach at a hard-to-fill school, as determined by the Department of Education, and whose household income does not exceed 80% of the area median income. Appropriates funds. Effective 7/1/2050. (SD2)

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