
A BILL FOR AN ACT

RELATING TO TEACHER RENTAL HOUSING.

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

PART I

SECTION 1. Section 201H-12, Hawaii Revised Statutes, is amended as follows:

1. By amending subsection (a) to read:

"(a) The corporation, in its own behalf or on behalf of any federal, state, or county agency, may:

(1) Clear, improve, and rehabilitate property;

(2) Plan, develop, construct, and finance housing projects, including mixed-use developments; and

(3) In cooperation with any state or county department or agency, including the department of education and department of accounting and general services, plan facilities and rental housing projects for teachers employed by the department of education and public charter schools and related infrastructure as an integral part of its housing projects, including mixed-use developments, using all its innovative



1 powers toward achieving that end expeditiously and
2 economically; provided that facilities developed in
3 cooperation with the department of education comply
4 with the department of education's educational
5 objectives and requirements.

6 For purposes of this subsection, "mixed-use developments" means
7 a development that contains affordable residential dwelling
8 units that may be combined with governmental, educational,
9 commercial, cultural, institutional, or industrial uses; is
10 approved by the county in which the project is located; and is
11 subject to: chapter 104; title 40 United States Code sections
12 3141, 3142, 3143, 3144, 3146, and 3147; or a project labor
13 agreement by law or contract in the construction of the
14 project."

15 2. By amending subsection (e) to read:

16 "(e) The corporation may contract or sponsor with any
17 [~~county,~~] state or county department or agency, housing
18 authority, or person, subject to the availability of funds, an
19 experimental or demonstration housing project designed to meet
20 the needs of elders; the disabled; displaced or homeless
21 persons; low- and moderate-income persons; teachers or other



1 government employees; or university and college students and
2 faculty."

3 SECTION 2. The director of finance is authorized to issue
4 general obligation bonds in the sum of \$ or so much
5 thereof as may be necessary and the same sum or so much thereof
6 as may be necessary is appropriated for fiscal biennium 2019-
7 2021 for deposit into the dwelling unit revolving fund.

8 SECTION 3. There is appropriated out of the dwelling unit
9 revolving fund the sum of \$ or so much thereof as may
10 be necessary for fiscal year 2019-2020 and the same sum or so
11 much thereof as may be necessary for fiscal year 2020-2021 for
12 the development of rental housing for teachers pursuant to
13 section 302A- , Hawaii Revised Statutes; provided that if the
14 department of education does not identify and approve land for
15 the development of rental housing for teachers by December 31,
16 2019, the sums appropriated may be expended for the purposes of
17 section 201H-191, Hawaii Revised Statutes.

18 The sums appropriated shall be expended by the Hawaii
19 housing finance and development corporation for the purposes of
20 this Act.



1 PART II

2 SECTION 4. Chapter 302A, Hawaii Revised Statutes, is
3 amended by adding a new section to part III subpart E to be
4 appropriately designated and to read as follows:

5 "§302A- Teachers' housing; leasing and occupancy;
6 rules. (a) The department shall lease land and contract with
7 private entities for the development, management, maintenance,
8 or revitalization of teacher housing as necessary to effectuate
9 this subpart.

10 (b) If the occupancy of teacher housing units by teachers
11 falls below ninety-five per cent of all available units, the
12 project owner may rent the available units to eligible non-
13 teacher tenants.

14 (c) The department shall adopt rules pursuant to chapter
15 91 for the purposes of this section.

16 (d) For the purposes of this section "project owner" means
17 any private entity who enters into a contract to lease land for
18 teacher housing pursuant to this section."

19 PART III

20 SECTION 5. Statutory material to be repealed is bracketed
21 and stricken. New statutory material is underscored.



1 SECTION 6. This Act shall take effect upon its approval;
2 provided that section 2 and section 3 of this Act shall take
3 effect on July 1, 2019.



Report Title:

HHFDC; DOE; Teacher Housing; Appropriations; GO Bonds

Description:

Authorizes the Hawaii Housing Finance and Development Corporation to assist the Department of Education in developing teacher housing projects. Authorizes the Hawaii Housing Finance and Development Corporation to, in addition, contract or sponsor with any state department or agency. Requires the Department of Education to lease land and contract with private entities for the development, revitalization, maintenance, and management of teacher housing. Permits the Department of Education to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below ninety-five per cent. Authorizes issuance of general obligation bonds for deposit into the dwelling unit revolving fund. Appropriates funds. (SD1)

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