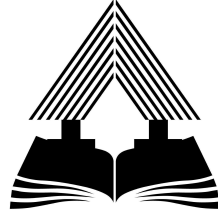


This meeting is a remote meeting under Section 92-3.7, Hawaii Revised Statutes, and includes an in-person meeting location open to the public and a virtual meeting option that allows the public to participate remotely, including viewing the meeting virtually and providing remote oral testimony. Some board members will be participating virtually from nonpublic locations.



**STATE OF HAWAII
SCHOOL FACILITIES AUTHORITY
BOARD MEETING**

BOARD MEMBERS

Edmund Aczon Harold Edwards Jan Iwase Bettina Mehnert

Alan Oshima, Chairperson

NOTICE OF MEETING

Tuesday, April 2, 2024

9:00 a.m.

Public Meeting Location

2759 South King Street, Room C5
Honolulu, Hawaii 96826

Virtual Meeting Information

Click on this link to join the Zoom webinar:

<https://zoom.us/j/96329668879?pwd=M3dZVzU0dGxOOHhFVE8valhzejhsZz09>

Webinar ID: 963 2966 8879

Meeting passcode: 049653

Join by phone:

One tap mobile : +13462487799,,94268787580#,,,,*049653# US (Houston)

+16694449171,,94268787580#,,,,*049653# US

AGENDA

- I. Call to Order**
- II. Roll Call and Determination of a Quorum**
- III. Approval of Meeting Minutes of March 5, 2024**
- IV. Public Testimony**
- V. Workgroup and Subcommittee Reports**
 - A. Subcommittee on Learning Spaces
 - B. Subcommittee on Workforce Housing
 - C. Subcommittee on Operations
- VI. Public Testimony**
- VII. Report of the Executive Director**
 - A. Update on Learning Spaces
 - B. Update on WorkforceHousing
 - C. Update on Operations
- VIII. Adjournment**

Meeting material is available online at <https://www.hisfa.org/>.

The Board accepts written testimony on any agenda item and strongly encourages it as the primary means of submitting testimony. Written testimony received 49 hours before the meeting will be posted publicly and distributed to Board members before the meeting. Individuals may submit written testimony in advance of the meeting via email to sfboard@hisfa.org, or by mail addressed to: School Facilities Authority, 75 Aupuni Street, Basement, Hilo, Hawaii 96720.

Individuals interested in signing up to provide oral testimony at the meeting may submit their name, email, and phone number to sfboard@hisfa.org. Individuals may provide oral testimony in-person at the meeting.

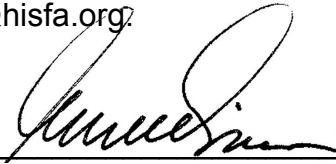
In accordance with Hawaii's Sunshine Law (Hawaii Revised Statutes, Chapter 92), all testimony, whether written or oral, should be related to an item that is on the agenda.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Cindy Watarida at (808) 430-5531, or by email at cindy.watarida@hisfa.org as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.

The Board will be meeting remotely using interactive conference technology. If the video conferencing link cannot be maintained either with all Board members participating in the meeting, or with the public, the meeting shall be automatically recessed for up to thirty (30) minutes to allow staff to attempt to restore communication with all participating members. If communication by the video conferencing link with all participating Board members is restored in those 30 minutes, the meeting will be reconvened. If communication by the video conferencing link cannot be restored in those 30 minutes, the meeting may be reconvened using the audio-only communication at the above-listed telephone number only, if within 15 minutes of establishing audio-only communication, copies of nonconfidential visual aids brought to the meeting by Board members or as part of a scheduled presentation are made available to the public via <https://www.hisfa.org/>. If the meeting is not reconvened as provided above, the Board may continue the meeting by notifying the public of the date, time, and place of the meeting at <https://www.hisfa.org/> Otherwise, the meeting will be automatically terminated.

For further information, email sfaboard@hisfa.org.

A handwritten signature in black ink, appearing to read "Alan Oshima", written over a horizontal line.

Alan Oshima, School Facilities Authority Board Chairperson

SCHOOL FACILITIES AUTHORITY BOARD

MEETING MINUTES

Date: March 5, 2024

Time: 9:00 a.m.

Teleconference via Zoom

2759 South King Street, Room C5

Honolulu, Hawaii 96826

**This meeting was a remote meeting under Section 92-3.7, Hawaii Revised Statutes. The meeting recording is available on our website at*

<https://www.hisfa.org/board-meetings/>

Members Present:

Alan Oshima, Chairperson

Harold Edwards, Vice Chairperson

Edmund Aczon

Jan Iwase

Bettina Mehnert

Staff Present:

Riki Fujitani, Interim Executive Director

Alison Kunishige, Deputy Executive Director

Cindy Watarida, Business Manager

Kenyon Tam, Policy and Program Officer

Douglas Cullison, Project Manager

Wilmurf de Vera, Project Manager

Jiaping Fouse, Project Manager

AGENDA

I. Call to Order

Chairperson Alan Oshima called the meeting to order at 9:00 a.m.

II. Roll Call and Determination of a Quorum

Chairperson Oshima, Vice Chairperson Harold Edwards, and Members Edmund Aczon, Jan Iwase, and Bettina Mehnert were present at roll call. Quorum was established.

III. Approval of Meeting Minutes of February 6, 2024

Motion: Move to approve the February, 2024 meeting minutes (Aczon/Mehnert). 5 Ayes (Oshima, Aczon, Edwards, Iwase, Mehnert), 0 Nos, 0 Abstentions. Motion carries; minutes are approved.

IV. Public Testimony

There was no public testimony.

V. Workgroup and Subcommittee Reports

A. Subcommittee on Learning Spaces

1. Subcommittee Chair Iwase reported that the Learning Spaces Subcommittee held a meeting on February 22, 2024 where Doug Cullison, SFA Project Manager, provided a presentation on the status of SFA's pre-k projects.
2. Subcommittee Chair Iwase stated that the Learning Spaces Subcommittee received the University of Hawaii Community Design Center's (UHCDC) revised preliminary report refocused on Department of Education (DOE) affiliated properties. She stated that subsequently SFA staff put this project on hold, with the approval and consent of the Learning Spaces Subcommittee.
3. Subcommittee Chair Iwase reported that the Learning Spaces Subcommittee received a proposal from SFA staff recommending approval to begin planning for the construction of a Central Maui middle school, including identifying a site for the school. She stated that the Learning Spaces Subcommittee agreed with the SFA staff recommendation and that the Learning Spaces Subcommittee's recommendation would be taken up by the board later in the meeting.
4. Subcommittee Chair Iwase reported that the Learning Spaces Subcommittee received a proposal from SFA staff recommending approval to lapse appropriations related to a new East Kapolei high school. She stated that the Learning Spaces Subcommittee agreed with the SFA staff recommendation and that the Learning Spaces Subcommittee's recommendation would be taken up by the board later in the meeting.
5. Subcommittee Chair Iwase reported that the Learning Spaces Subcommittee approved legislative testimony for HB2384 HD1,

which would convert an unspecified amount of the \$200M in general funds for pre-K classrooms into general obligation bonds. She reported that SFA submitted testimony and the bill was recently passed with amendments.

B. Subcommittee on Workforce Housing

1. Workforce Housing Subcommittee Chair Edwards reported that the Workforce Housing Subcommittee continues to meet weekly.
2. Workforce Housing Subcommittee Chair Edwards reported that Addendum No. 2 for the Mililani High School educator workforce housing project was recently released, which addressed the first batch of questions from potential developers. He stated that the addendum also disclosed the school's desire for a future performing arts center and its request to consider reserving space for the center in any proposed site plans.
3. Workforce Housing Subcommittee Chair Edwards reported that the Workforce Housing Subcommittee received an email from SFA staff notifying it that it was putting the UHCDC project on hold.
4. Workforce Housing Subcommittee Chair Edwards reported that the Workforce Housing Subcommittee approved legislative testimony for HB1631 HD1 and HB2091.

C. Subcommittee on Operations

1. Subcommittee Chair Mehnert reported that the Operations Subcommittee received an email from SFA staff with UHCDC's revised preliminary report refocused on DOE-affiliated properties. She stated that originally, SFA staff asked the Operations Subcommittee to identify properties that might be opportunities for generating revenue and/or reducing operating costs of public education properties, that the subcommittee recommended stopping work on the project as the objectives were not entirely clear; nor was the board involved in the original initiation of the project. Subcommittee Chair Mehnert reported that SFA staff agreed with the subcommittee's recommendation and withdrew its request.

2. Subcommittee Chair Mehnert reported that the Operations Subcommittee received a proposal from SFA staff recommending changes to the board's bylaws to further clarify the roles and responsibilities of the board and SFA. She stated that the Operations Subcommittee agreed with the SFA staff recommendation and that the subcommittee's recommendation would be taken up by the board later in the meeting.

VI. Report of the Executive Director

A. Update on Expanding Inspiring Learning Spaces

1. Pre-K Learning Spaces:

- a) Project Manager Cullison provided a report on the pre-k program roadmap, which is broken into several categories: minor renovations, major renovations, modular buildings, and traditional buildings. He provided the amount of funding that SFA plans to allocate to each category.
- b) Project Manager Cullison reported on pre-k progress and the number of classrooms that are in each stage.
- c) Chairperson Oshima requested clarification on the Memorandum of Agreement (MOA) between SFA and the DOE relating to SFA's pre-k work. Riki Fujitani, Interim Executive Director, provided background information on the MOA and clarified that the current MOA allows SFA to use DOE's contract vehicles. Interim ED Fujitani stated that as of last Thursday, SFA posted and awarded four critical contracts to drive the preschool renovations. He stated that once SFA issues these contracts, SFA will not need to rely on the MOA, with the exception of the DOE's prequalified contractors program, which is needed to complete the current construction projects by August 2024. Interim ED Fujitani stated that SFA is also working on developing its own prequalified contractors program, which will be in place by March 2024.
- d) Chairperson Oshima requested clarification on project management. Interim ED Fujitani confirmed that SFA handles all project management.

2. New Schools:

- a) Interim ED Fujitani reported on the destination and the roadmap for new schools, specifically, building a new middle school in Central Maui. He stated that SFA has requested its allotment of \$20 million for planning (which lapses in four months) and that the request is currently with the State Office on Budget and Finance (B&F) and Governor Josh Green. Interim ED Fujitani emphasized the importance and urgency of this project because of the fires in West Maui, which resulted in a large number of people moving to Central and South Maui. He stated that based on the data, there is enough elementary school capacity, so the need is for middle schools. Interim ED Fujitani stated that Central Maui only has two middle schools and they are projected to be overcrowded within 2-3 years.
- b) Interim ED Fujitani shared his short-term goal, build capacity at existing Central Maui middle schools within three years and his long-term goal, build capacity by building a permanent new school. He estimated that the cost of a new school would be over \$120 million and may take as long as 10 years.
- c) Interim ED Fujitani stated that planning funds would be used, in part to develop standards and guidelines for the construction of modern and innovative new schools.
- d) Interim ED Fujitani stated that although there is currently no legislative funding for a Central Maui high school, the data show the need for high school capacity in Central Maui, particularly as middle school students move to high school.
- e) Interim ED Fujitani also shared the need to replace the aging infrastructure of schools statewide and pointed out that at least 16% or 3.3 million square feet in DOE schools needs to be replaced because the structures have reached the end of their usable life.

B. Update on Spearheading Housing Solutions

1. Interim ED Fujitani reported on his goal for housing solutions. He stated that the data show that there is 23% or 6.2 million square feet of underutilized DOE space that can be repurposed for things like housing, private development, or State offices. Interim ED Fujitani stated that the data show that at least 23 schools should be closed and that 57 schools should be repurposed.
2. Interim ED Fujitani reported on his roadmap for housing solutions. He stated that SFA began with the Mililani Request for Proposal (RFP). Interim ED Fujitani stated that going forward he would like to use a framework to identify opportunities statewide. He stated that criteria may include things like whether there are any general obligation bond issues, low enrollment, and land entitlements and zoning
3. Chairperson Oshima requested a report on the status of land transfers from the counties to the DOE, including an update on land tenure and title and an estimate of when SFA will have access to lands for development.

C. Update on Laying an Operational Foundation

1. Impact Fees.
 - a) Kenyon Tam, SFA Policy and Program Officer, provided an update on impact fees. He stated that the legislature transferred the responsibility of school impact fees to the SFA, but that DOE has been administering the School Impact Fees. Policy and Program Officer Tam reported that DOE currently has two full-time employees focused on school impact fees and that SFA does not have two full-time positions to dedicate to the school impact fee program. He stated that the short-term solution was an MOA between the SFA and the DOE to allow DOE to temporarily continue administering the school impact fee until SFA can build its capacity to take over the program. Policy and Program Officer Tam confirmed that there are funds in the school impact fee program accounts, \$18 million divided into four impact fee districts. He stated that DOE has not used any impact fee funds to date.

(1) Chairperson Oshima requested clarification on the total funds. Policy and Program Officer Tam

confirmed the total amount of funds is \$18 million, with an estimated \$5 million for Central Maui.

b) Policy and Program Officer Tam stated that the original version of HB2091 would have repealed school impact fees. He reported that the House Committee on Housing amended the bill to keep the school impact fee program, but to add that certain kinds of projects were exempt from the fees.

(1) Chairperson Oshima asked whether the bill would allow the fees already collected to be used for more projects. Policy and Program Officer Tam stated that the current form of the bill would not change what impact fees could be used for.

2. Alison Kunishige, Deputy Executive Director, reported that SFA terminated negotiations for office space at Kapiolani. She reported that SFA is focusing on two other locations for a permanent office, Waialae, where SFA currently has four workspaces and Kuhio Elementary. Deputy Executive Director Kunishige clarified that SFA maintains its workspace at Hilo. Interim ED Fujitani explained that SFA terminated negotiations for the Kapiolani space because he had concerns with using funds for leasing space instead of using underutilized state-owned space. Board Member Aczon asked for clarification on whether basic services like receiving mail was handled by the Hilo office. Interim ED Fujitani confirmed the Hilo office is the official location for SFA.
3. Policy and Program Officer Tam reported that HB3328, which reorganizes the DOE and repeals the SFA will cross from the Senate to House this week. Board Member Aczon asked how the House is expected to respond to the legislation. Policy and Program Officer Tam stated that there is an assumption House leadership is not in favor of this legislation. Chairperson Oshima inquired about the legislative procedures related to the bill. Policy and Program Officer Tam stated that there are several ways a bill can be killed, but that after crossover the bill will go to the Speaker of the House who will refer it to House committees.

4. Policy and Program Officer Tam reported that HB1631, which requires DOE and SFA to collaborate and prioritize housing projects, also requires DOE to report to the legislature the status of land transfers, which addresses Chairperson Oshima's earlier comments requesting the status of land transfers. Chairperson Oshima stated that if the SFA is allowed the opportunity to provide input, it should stress the importance and prioritization of the land transfers.

VII. Public Testimony

There was no public testimony.

VIII. Action Items

- A. Board Action on Operations Subcommittee recommendation concerning amendments to the bylaws to require board approval on projects

1. Operations Subcommittee Chair Mehnert stated the amendments are needed to clarify the roles and responsibilities of the SFA Board and the Executive Director. She added that these amendments help make SFA leaner and more effective. Chairperson Oshima agreed and thanked SFA staff for their work.

Motion: Move to adopt the proposed amendments to the Bylaws of the School Facilities Authority Board, attached as Attachment A to Subcommittee on Operations Chair Mehnert's memorandum dated March 5, 2024 (Mehnert/Aczon). 5 Ayes (Oshima, Aczon, Edwards, Iwase, Mehnert), 0 Nos, 0 Abstentions. Motion carries; amendments to the bylaws adopted.

- B. Board Action on Learning Spaces Subcommittee recommendation concerning the lapsing of funds allocated to a feasibility study and East Kapolei High School plans and design

1. Learning Spaces Subcommittee Chair Iwase stated that the subcommittee is recommending that SFA lapse the funds for the new East Kapolei high school because according to the most recent census data, the area is no longer considered a rural district and would not qualify for United States Department of Agriculture Rural Development (USDA RD) funds. She further stated that the legislature originally appropriated funds

to DOE to construct this school. Interim ED Fujitani confirmed legislators also appropriated funds to the DOE.

Motion: Move to approve the lapsing of:

- 1. \$100,000 in general obligation bond funds appropriated by Act 248, Session Laws of Hawaii 2022, for “plans and design for a feasibility study to build a new high school in East Kapolei, Oahu, including consideration of leveraging potential federal funding from USDA rural development and other sources”; and**
- 2. \$355,000,000 in federal funds appropriated by Act 248, Session Laws of Hawaii 2022, for “plans and design for master planning for a new high school in East Kapolei; including all campus and community related improvements, renovation, renewal, refurbishment, and new construction; ground and site improvements; equipment and appurtenances” (Iwase/Mehnert). 5 Ayes (Oshima, Aczon, Edwards, Iwase, Mehnert), 0 Nos, 0 Abstentions. Motion carries.**

C. Board Action on Learning Spaces Subcommittee recommendation concerning initial plan to identify a site for a Central Maui middle school

1. Board Member Aczon asked if these funds are the ones that SFA has asked B&F and Governor Green to release. Interim ED Fujitani confirmed these are the same funds. Chairperson Oshima inquired about the deadline for Governor Green to release these funds. Interim ED Fujitani replied that there is no deadline for the Governor to release funds, but the funds will lapse this June. Chairperson Oshima stated that SFA is looking at the middle school because the data show there is a need for a middle school in Central Maui. Interim ED Fujitani agreed and also added there is a greater need due to the impact of the Maui fires. He stated that the SFA will continue to make data-driven decisions and that these decisions would be supported by demographics and capacity data.

Motion: Move to approve the use of \$20,000,000 in general obligation bond funds appropriated by Act 248, Session Laws of Hawaii 2022, for the initial planning for the construction of a new Central Maui middle school, including identifying a site for the school, and the planning for expansion of middle school capacity at existing Central Maui schools (Iwase/Aczon). 5 Ayes (Oshima, Aczon, Edwards, Iwase, Mehnert), 0 Nos, 0 Abstentions. Motion carries.

IX. Adjournment

Motion to adjourn the meeting (Edwards/Aczon). 5 Ayes (Oshima, Aczon, Edwards, Iwase, Mehnert), 0 Nos, 0 Abstentions. Motion carries; meeting adjourned at 9:48 a.m.



Report of the Hawaii School Facilities Authority Executive Director

April 2, 2024

-
- IV. Report of the Executive Director
 - A. Learning Spaces
 - B. Workforce Housing
 - C. Operations
-

IV. Report of the Executive Director

A. Learning Spaces

1. Preschools.

a) Implementation plan.

Objectives	\$200M	100%	283 Classrooms
Minor Renovations	\$70M	35%	200 classrooms = \$70M/\$350K = Minor Renovations
Major Renovation	\$10M	5%	8 classrooms = \$10M = Major Renovations
Modular Buildings	\$80M	40%	64 classrooms = 16 sites x 4 classrooms = \$80M/\$5M
Traditional Buildings	\$20M	10%	7 classrooms = \$10M UH Manoa NOAA 2 classrooms = \$4M Hawaii State Public Libraries Pearl City 2 classrooms = \$4M Hawaii State Public Libraries Waikoloa
Balance or Contingency	\$20M	10%	

b) Progress

- (1) Job No: S610010-24 Assessments, pre-designs, designs, regulatory compliance, permitting and hazmat remediation statewide.
- (2) Bowers and Kubota. 94-408 Akoki Street, Suite 201-A, Waipahu, HI 96797.
- (3) August 2023. 11 preschool classrooms renovated.

(4) August 2024. 44 additional preschool classrooms renovated.

2. New Schools.

a) Implementation plan.

Objectives	\$170M	100%	Noteworthy
Central Maui Planning <ul style="list-style-type: none"> Act 248 (22) FY23 \$20M appropriation Central Maui ES and MS Classroom Capacity Analysis School Design Guides Educational Specifications Construction Specifications Standard Modular Technical Drawings Pre-Design and Design 	\$20M	12%	Innovative design standards Modern construction methods Sensible budgets Maintainability of buildings
Medium Term Permanent Capacity <ul style="list-style-type: none"> Existing Central Maui MS Act 164 (23) FY24 \$10M appropriation Central Maui ES and MS Existing Central Maui HS 	\$10M \$20M	6% 12%	10 classrooms modular construction 20 classrooms modular construction
Long Term Permanent Capacity <ul style="list-style-type: none"> New Central Maui MS 	\$120M	70%	New school modular construction

b) Progress.

- (1) Job No: S610012-24 School planning, design guides, standards, pre-design, and designs statewide.
- (2) MKThink. 735 Bishop Street, Suite 230, Honolulu HI 96813.
- (3) March 2024. Classroom capacity analysis for Central Maui schools.
- (4) 3Q 2024. School Design Guides and Educational Specifications.

Central Maui Middle and High Schools are the only categories forecast to have a classroom deficit

Projected for 2028, based on an average Students / Class ratio of 18.

Key Take-Aways

- Central Maui intermediate and high schools are expected to experience pressures for expansion / growth in 2028 across all scenarios.
- West Maui is expected to have excess capacity in 2028 based on all scenarios.
- South Maui high schools and Central Maui elementary schools are significantly overcapacity in all three scenarios.

Region	Grade Level	Capacity	SCENARIO 1 HIDOE Projections			SCENARIO 2 Rapid Recovery - Max. Investment			SCENARIO 3 Gradual Recovery		
			2028 Enrollment	Available Seats	Available Classrooms	2028 Enrollment	Available Seats	Available Classrooms	2028 Enrollment	Available Seats	Available Classrooms
West Maui	Elementary	961	662	299	17	770	191	11	716	245	14
	Intermediate	675	379	296	16	433	242	13	406	269	15
	Highschool	969	822	147	8	894	75	4	858	111	6
Central Maui	Elementary	4695	3669	1026	57	3976	719	40	3822	873	48
	Intermediate	1881	1960	-79	-4	2114	-233	-13	2037	-156	-9
	Highschool	2867	3099	-232	-13	3304	-437	-24	3201	-334	-19
South Maui	Elementary	943	680	263	15	823	120	7	752	191	11
	Intermediate	723	472	251	14	543	180	10	508	215	12
	Highschool	1600	122	1478	82	217	1383	77	169	1431	79

■ Seats / classrooms are expected to be available.
 ■ Additional seats / classrooms will be required.

Central Maui needs additional middle and high school capacity

New construction

1

School: Maui HS
 Grand Total Enrollment: 1,908
 Permanent and Temporary Capacity: 1,639
 Enrollment/Capacity: 116%

District: Maui
 Complex Area: Baldwin-Kekaulike-Kulanihakai-Maui
 Complex: Maui

Expand capacity of Maui High School
 Target approximately 18 classrooms expansion

Utilization improvement

2

School: Iao IS
 Grand Total Enrollment: 950
 Permanent and Temporary Capacity: 790
 Enrollment/Capacity: 120%

District: Maui
 Complex Area: Baldwin-Kekaulike-Kulanihakai-Maui
 Complex: Baldwin

Build new middle school
 Target 12 classroom initially with future expansion potential

3

School: Lihikai ES
 Grand Total Enrollment: 691
 Permanent and Temporary Capacity: 918
 Enrollment/Capacity: 75%

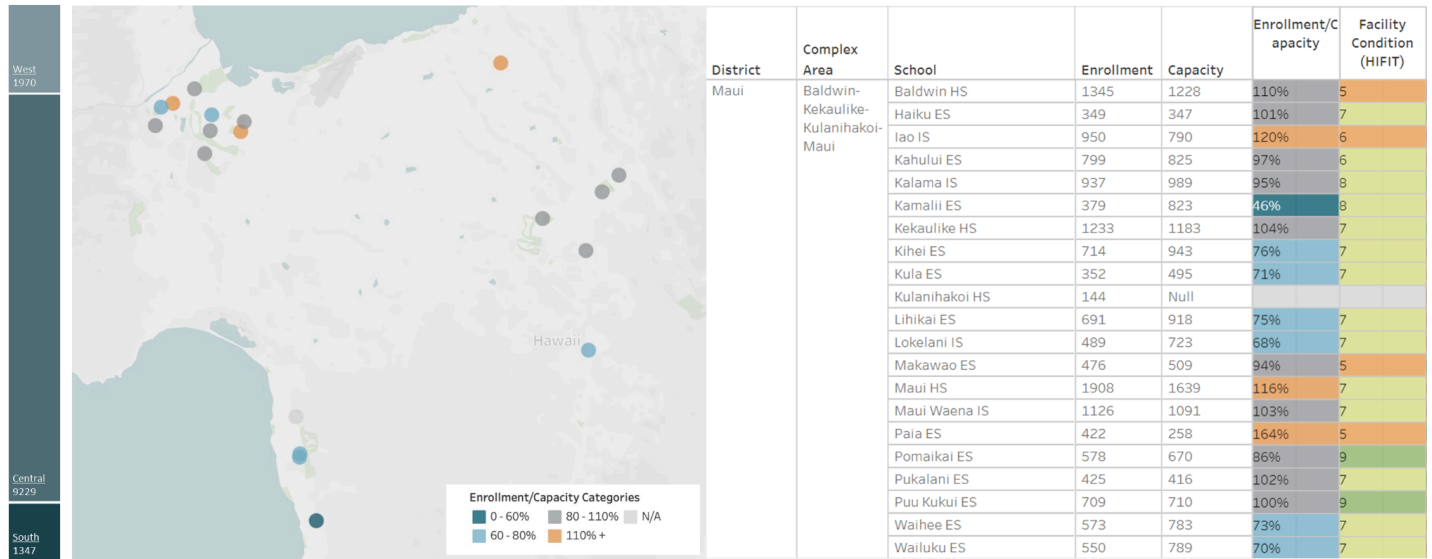
District: Maui
 Complex Area: Baldwin-Kekaulike-Kulanihakai-Maui
 Complex: Maui

Grade level expansion
 Accommodate Central Maui's intermediate school seats shortage needs in Central Maui's currently underutilized elementary school capacity.

Enrollment vs Capacity Detail by school

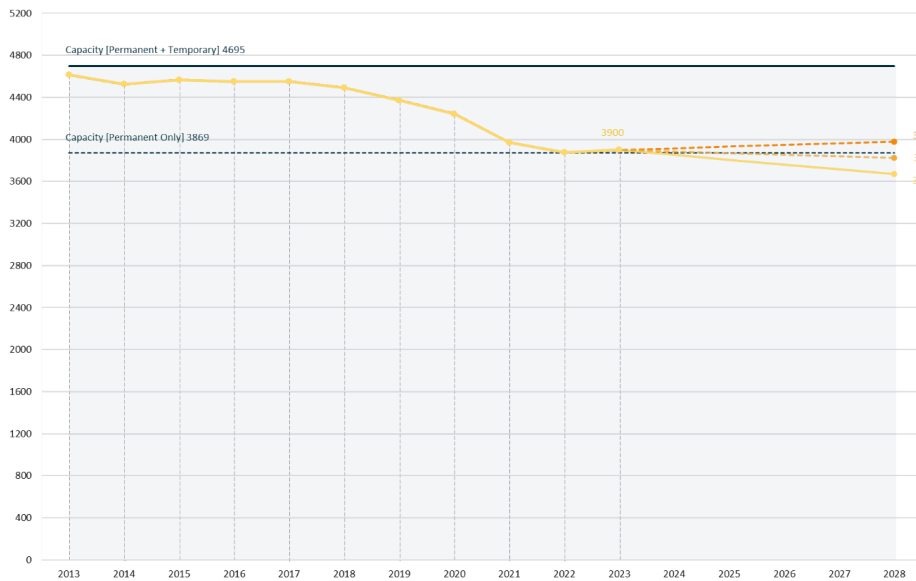
Includes permanent and portables capacity

Currently Enrolled Students



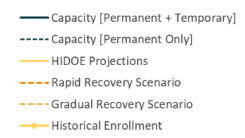
Central Maui | Elementary School Grades

Near-Term Capacity vs. Enrollment Forecast



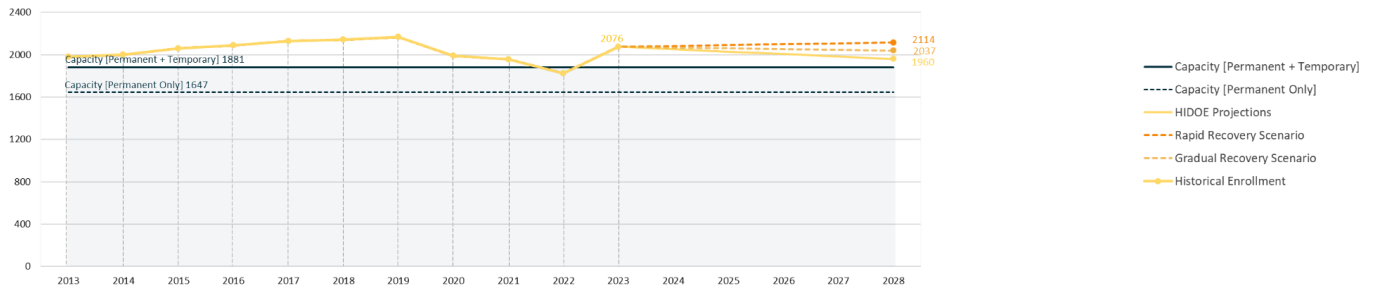
Key Take-Away

- Five-year [2028] Enrollment Forecasts Based on the Rapid Recovery Scenario in Elementary School Level Remain Below Current Capacity.
- Permanent and Temporary Elementary School Capacity (4,695) exceeds projected enrollment by:
 - 719 Seats in the Rapid Recovery Scenario
 - 873 Seats in the Gradual Recovery Scenario.
 - 1026 Seats in the HIDOE Projections Scenario.



Central Maui | Intermediate School Grades

Near-Term Capacity vs. Enrollment Forecast

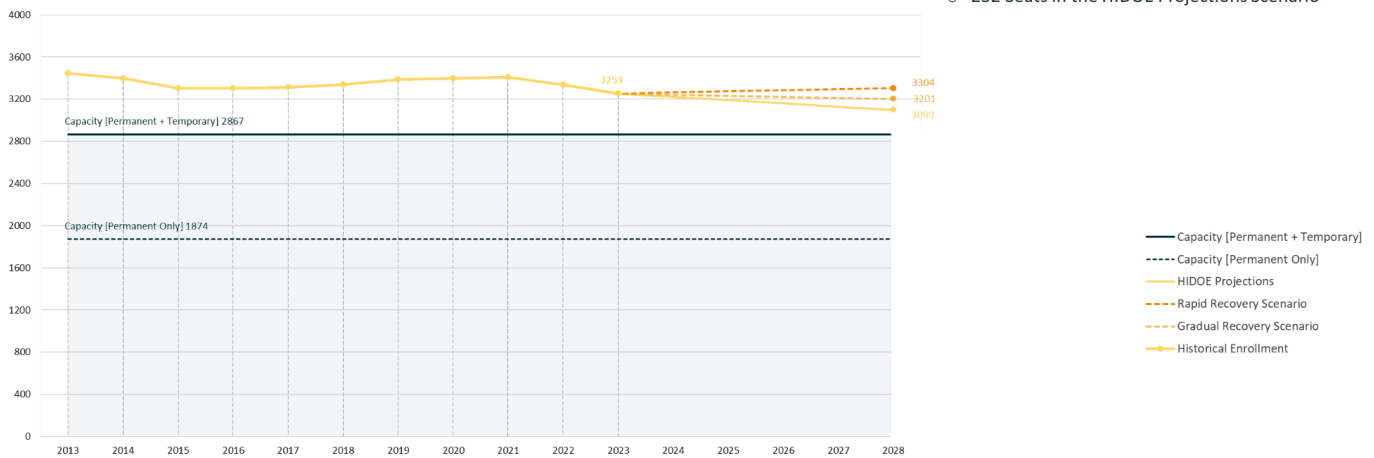


Key Take-Away

- Five-year [2028] Enrollment Forecasts across all scenarios at the Intermediate School Level Fall Short of Current Capacity.
- Permanent and Temporary Intermediate School Capacity (1,881) Falls Short by:
 - 233 Seats in the Rapid Recovery Scenario,
 - 156 Seats in the Gradual Recovery Scenario,
 - 79 seats in the HIDOE Projections Scenario.

Central Maui | High School Grades

Near-Term Capacity vs. Enrollment Forecast



Key Take-Away

- Five-year [2028] Enrollment Forecasts across scenarios at the High School Level Fall Short of Current Capacity.
- Permanent and Temporary High School Capacity (2,867) Falls Short by:
 - 437 Seats in the Rapid Recovery Scenario,
 - 334 Seats in the Gradual Recovery Scenario
 - 232 Seats in the HIDOE Projections Scenario

B. Workforce Housing

1. Implementation plan.

Objectives	Noteworthy
<p>Pilot Program.</p> <ul style="list-style-type: none"> December 15, 2023. Mililani High School Teacher Workforce Housing Project RFP-SFA-23-01. May 17, 2024. Offer Due Date. 	<ul style="list-style-type: none"> FY24 budget worksheets \$65M Teacher Housing Mililani
<p>Statewide program for workforce housing.</p> <ul style="list-style-type: none"> Long-term leases of public lands (HRS 302A-1705) Private developers design, build, finance, operate and maintain (DBFOM) workforce housing (HRS 302A-1703) HHFDC exemptions for affordable workforce housing (HRS 201H) <p>Due diligence criteria.</p> <ul style="list-style-type: none"> Sites with Enrollment to Capacity Ratio (ECR) < 80% Sites with minimal redevelopment and infrastructure restrictions Sites <u>without</u> tax-exempt bond issues <p>Process to use and transfer school lands to HISFA.</p> <ul style="list-style-type: none"> DOE land LINK DOE title. Act 307 (22) LINK HISFA use. HRS 302A-1705 LINK HRS 302A-1703 LINK 	
<p>Phase I.</p> <ul style="list-style-type: none"> Process to use and transfer school lands to HISFA. <ul style="list-style-type: none"> DOE approvals; Superintendent; School Principals Executive branch approvals; Governor; B&F; DLNR October 2024. 4 RFPs for 12 sites. <ul style="list-style-type: none"> December 2024. RFP1 = S1; S2; S3 March 2025. RFP2 = S4; S5; S6 June 2025. RFP3 = S7; S8; S9 September 2025. RFP4 = S10; S11; S12 	
<p>Phase II.</p> <ul style="list-style-type: none"> October 2025. __ RFPs for __ sites. 	
<p>Phase III.</p> <ul style="list-style-type: none"> October 2026. __ RFPs for __ sites. 	

2. Progress.

a) Job No: S610013-24 Project management and due diligence for schools and teacher housing statewide.

b) The Wilhelm Group. 1003 Bishop Street, Suite 2395, Honolulu HI 96813.

- c) Pilot Program.
 - (1) RFP-SFA-23-01. Mililani High School Teacher Workforce Housing Project.
 - (2) B&F meeting regarding tax-exempt bond funding. 03.12.24
 - (3) DOE meeting regarding reason and scope of the RFP. 03.19.24
- d) Statewide program for workforce housing.
 - (1) Long-term leases of public lands (HRS 302A-1705).
 - (2) Private developers design, build, finance, operate and maintain (DBFOM) workforce housing (HRS 302A-1703).
 - (3) HHFDC exemptions for affordable workforce housing (HRS 201H).
- e) Draft of due diligence criteria.
 - (1) Sites with Enrollment to Capacity Ratio (ECR) < 80%.
 - (2) Sites with minimal redevelopment and infrastructure restrictions.
 - (3) Sites without tax-exempt bond issues.

Example Kuhio ES

- **ECR = 73% = 182/249**
- **FCI = 5 (Facility Condition Index; 1-4 = critical to 9-10 = good)**
- **Honolulu District**
 - **Kaimuki-McKinley-Roosevelt Complex Area**
 - **Kaimuki Complex: Kaimuki HS; Jarrett MS; Washington MS; Ala Wai ES; Aliiolani ES; Jefferson ES; Kuhio ES; Lunalilo ES; Palolo ES**

District	Complex Area	School	Enrollment	Capacity	Enrollment/Capacity	Facility Condition (HIFIT)	Fire Risk	Flood Risk
Honolulu	Kaimuki-Mc...	Kuhio ES	182	249	73%	5	Low	Low

District	Complex Area	School	Enrollment	Capacity	Enrollment/Capacity	Facility Condition (HIFIT)	Fire Risk	Flood Risk
Honolulu	Kaimuki-McKinley-Roosevelt	Ala Wai ES	341	463	74%	5	Low	High
		Aliiolani ES	221	368	60%	4	Low	Low
		Hokulani ES	248	396	63%	5	Low	High
		Jarrett MS	287	522	55%	3	Low	Low
		Jefferson ES	339	386	88%	3	Low	Low
		Kaimuki HS	550	863	64%	4	Low	Low
		Kuhio ES	182	249	73%	5	Low	Low
		Lunalilo ES	260	488	53%	4	Low	High
		Palolo ES	256	280	91%	4	Low	Low
		Washington MS	604	1021	59%	3	Low	High



Example Kalihi ES

- **ECR = 29% = 178/614**
- **FCI = 6 (Facility Condition Index; 1-4 = critical to 9-10 = good)**
- **Honolulu District**
 - **Farrington-Kaiser-Kalani Complex Area**
 - **Farrington Complex: Farrington HS; Dole MS; Kalakaua MS; Fern ES; Kaewai ES; Kalihi ES; Kalihi Kai ES; Kalihi Uka; Kalihi Waena ES; Kapalama ES; Linapuni ES; Puuhale ES**

District	Complex Area	School	Enrollment	Capacity	Enrollment/Capacity	Facility Condition (HIFIT)	Fire Risk	Flood Risk
Honolulu	Farrington-Kaiser-Kalani	Kalihi ES	178	614	29%	6	Low	Low

District	Complex Area	School	Enrollment	Capacity	Enrollment/Capacity	Facility Condition (HIFIT)	Fire Risk	Flood Risk
Honolulu	Farrington-Kaiser-Kalani	Dole MS	568	993	57%	6	Low	Low
		Farrington HS	2072	2042	101%	4	Low	Low
		Fern ES	389	467	83%	7	Low	Low
		Kaewai ES	252	338	75%	5	Low	Low
		Kalakaua MS	889	1040	85%	4	Low	Low
		Kalihi ES	178	614	29%	6	Low	Low
		Kalihi Kai ES	536	752	71%	4	Low	Low
		Kalihi Uka ES	238	351	68%	4	Low	Low
		Kalihi Waena ES	447	559	80%	5	Low	Low
		Kapalama ES	501	606	83%	5	Low	Low
		Linapuni ES	122	228	54%	5	Low	Low
Puuhale ES	249	344	72%	7	Low	Low		



C. Operations

1. Procurement.

- a) Jobs and contracts.
- b) RFPs.

2. Fiscal.

- a) Allotment requests.
- b) Special funds.
- c) Aukahi Financial Management System (AFMS).

3. Office space.

- a) Oahu.
 - (1) 3633 Waialae Ave.

- (2) 2759 S. King St.
 - b) Hilo. 75 Aupuni St.
- 4. Impact fees.
 - a) MOU for DOE to manage impact fees.
 - b) DOE to SFA transfer of functions by 06.30.24.
- 5. Administrative rules.
 - a) Public hearing notice published.
 - b) Hearing to be held on 05.07.24.
 - c) SFA board to adopt proposed rules on 06.04.24.
- 6. Personnel.
 - a) Replacement of Deputy position with Administrative Services Officer position.
- 7. SLH24.
 - a) HB1631 (would have required SFA and DOE to prioritize projects for the construction of educator workforce housing) failed to meet the second lateral deadline.
 - b) HB1800 (supplemental budget bill).
 - c) HB2091 (would have added exemptions from school impact fees) failed to meet the second lateral deadline.
 - d) HB2384 amended to make DOE administrator of the School Facilities Special Fund instead of SFA and replaced \$200M in general funds for pre-K classrooms with \$100M in general obligation bond funds.
 - e) SB3328 (would have repealed SFA) failed to meet the triple referral filing deadline.