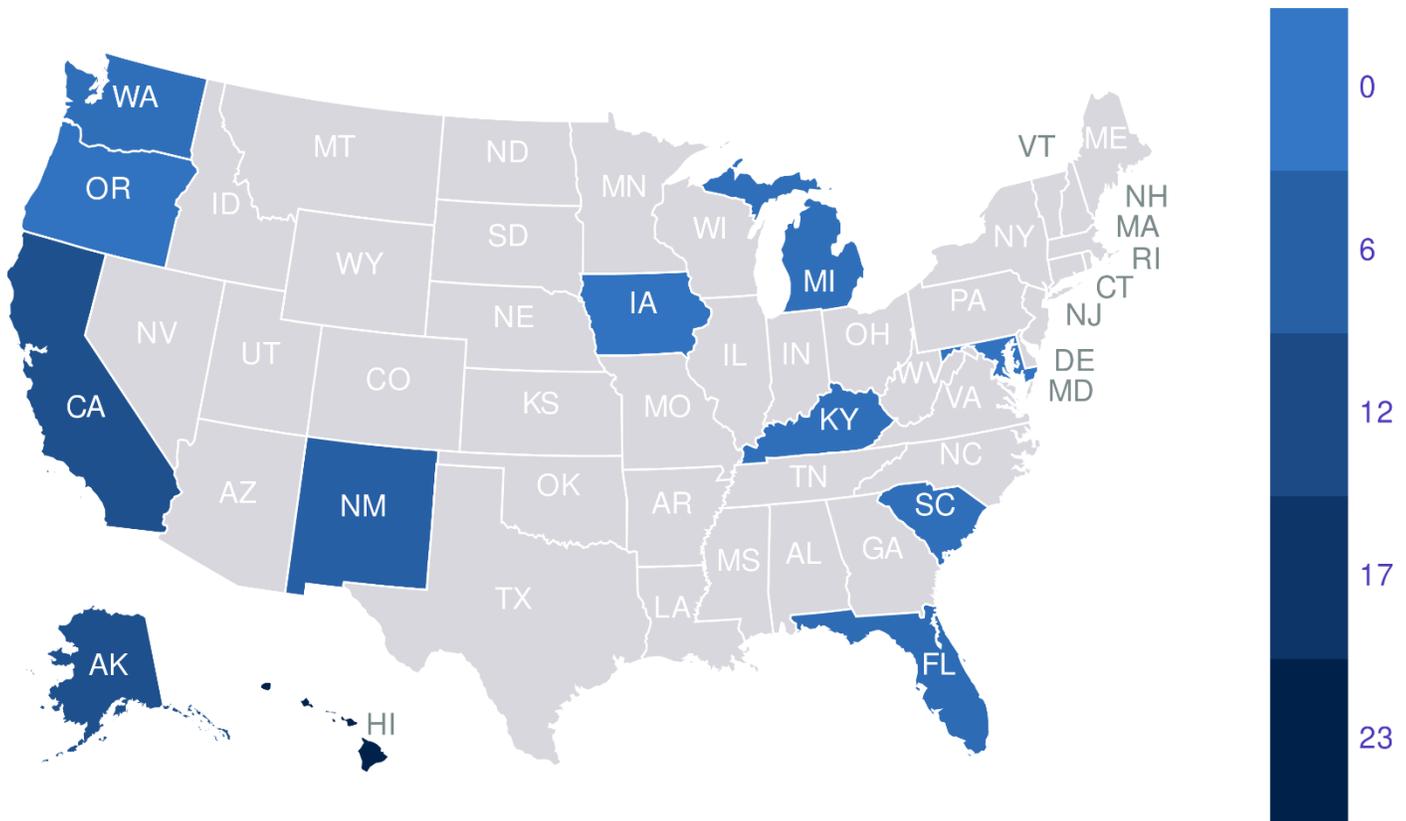




Since the 2020 legislative session, approximately 12 states – including Florida, Kentucky, and South Carolina in the CSG South Region – have filed more than 60 proposals to study, fund, or otherwise support efforts and opportunities to provide affordable housing specifically for teachers, educators, or the school workforce. These proposals have typically fallen into four main trends:

- **Public Lands and Public-Private Partnerships:** Including efforts in Florida and South Carolina, which considered opportunities to utilize surplus public land for affordable workforce housing or Hawai'i's School Facilities Authority;
- **Financial Flexibility for Districts:** As seen in California, Michigan, and New Mexico, which reformed the process for capital project approval or the issuance of new bonds;
- **New Funding and Operational Supports:** Such as Hawai'i, which considered vouchers or stipends for workforce housing in hard-to-staff or rural school placements; and/or
- **Task Forces and Planning Committees:** Such as Florida's Planning Committee for Surplus Land and Pathways to Housing or Maryland's Educator Housing Task Force.



Alaska

[House Bill 174 \(2025\)](#) – *Vetoed by the Governor*

The proposal would have expanded the Regional Educational Attendance Area/Small Municipal School District Fund to allow the fund to be used for developing new and maintaining existing teacher housing projects. The bill allows the fund to be used for major maintenance projects for teacher housing that is owned by the state, a regional educational attendance area, or a small municipal school district, provided the housing is located in these areas and is used by teachers working there.



If enacted, it would also remove the previous cap on the fund's unobligated and unexpended cash balance, which was set at \$70,000,000, thereby potentially increasing available resources for these projects to align with efforts to improve educational infrastructure and support teacher retention in rural and small municipal districts, which often face inadequate facilities and housing challenges.

The governor's veto message focused on the diversion of scarce state education funds to non-classroom-related projects as well as the bill's obligation to fund local housing projects.

[Senate Bill 225 \(2022\)](#) – *Died in Committee*

The legislation would have mandated a study on teacher housing needs in rural areas, requiring collaboration between the Department of Education and Early Development, the Department of Labor and Workforce Development, the Alaska Housing Finance Corporation, and school districts. The study would have assessed current and future housing needs, developed a plan to address these needs, and estimated the necessary annual appropriations. A report on this study would have been due by December 31, 2023.

Florida

Existing law – [Florida Statute 1001.43\(12\)](#) – permits a district school board may use portions of school sites, land deemed not usable for educational purposes because of location or other factors, or land declared as surplus by the board to provide sites for affordable housing for teachers and other district personnel and, in areas of critical state concern, for other essential services personnel as defined by local affordable housing eligibility requirements, independently or in conjunction with other agencies.

[House Bill 1267 \(2025\)](#) – *Passed Original Chamber*

Among many facility provisions, the bill would have expanded the authority of school districts to build affordable housing on school district property for essential services personnel to include educational villages, while providing school districts an exemption from law, local ordinance, or regulation for the purpose of building affordable housing, provided all units constructed are maintained as affordable housing for 30 years.

[Senate Bill 88 \(2023\)](#) – *Died in Committee*

This proposal would have created a Task Force on Workforce Housing for Teachers, which would partner with the state Department of Economic Opportunity to inventory surplus land, explore financing options, and recommend statutory changes to better support teacher workforce housing in high-need areas of the state.

Hawai'i

[Senate Bill 941 \(2023\)](#) – *Enacted*

The law empowers the state School Facilities Authority (SFA) to develop on- or off-campus housing facilities for educators and school staff. Specifically, it allows the SFA to partner with public and private development entities, contract with state or county agencies to provide such services, and transfer property to other public entities or contract with a private entity for the lease and management of educator housing projects. Additionally, it appropriated \$170 million to the SFA, prioritizing the construction of housing for teachers, educators, and staff, as well as other necessary school or classroom facilities.

[House Bill 89 \(2025\)](#) – *Passed Original Chamber*



The legislation would have established a Teacher Housing Assistance Program aimed at improving teacher recruitment and retention in Hawaii by providing housing vouchers to eligible full-time teachers employed by the Department of Education or charter schools, particularly those teaching at schools that are difficult to staff. The program would be designed to alleviate the financial burden on teachers by offering vouchers that can be used for rent, mortgage payments, or down payments on a primary residence. If the demand for vouchers exceeds supply, a lottery system would be used to allocate them. Each voucher would be valid for one year and could be renewed for an additional year, with a maximum monthly value not exceeding the teacher's rent or mortgage payment. The Department of Education would be tasked with developing the necessary application procedures and ensuring compliance with federal, state, and local laws. Teachers would be required to commit to teaching at a hard-to-staff school for at least five consecutive years to qualify. If a recipient failed to meet the work requirements, they would be required to repay the voucher funds, which would be deposited back into the Teachers' Housing Revolving Fund.

[Senate Bill 1274 \(2025\)](#) – *Died in Committee*

The proposal would have introduced a Teacher Workforce Housing Stipend Program aimed at enhancing teacher retention in rural and underserved public and charter schools in Hawaii. The program would be administered by the Department of Education, offering a monthly stipend of \$1,000 to eligible full-time teachers who do not own a residence within commuting distance of their school. The stipend would be specifically designated for housing-related expenses such as rent, mortgage payments, or utilities, and recipients would be required to provide annual documentation verifying the appropriate use of these funds. To qualify, teachers would be required to commit to a minimum of three years of service in the designated shortage areas, with the possibility of continued stipend eligibility. Should a recipient fail to meet the work commitment, they would be obligated to repay the stipend as a loan under terms set by the department.

Kentucky

[House Bill 807 \(2025\)](#) – *Died in Committee*

Under the proposal, local school boards would be authorized – but not required – to use, develop, or lease school property to provide affordable housing to teachers and other school district employees. Additionally, school boards and district finance corporations would be able to contract or enter into agreements to provide affordable housing options for teachers and school employees using land currently owned or leased for public education purposes. The State Property and Buildings Commission would be directed to assist with financing and other legal support. An identical proposal in 2024 also died in committee ([House Bill 837](#)).

Maryland

[House Bill 535 \(2024\)](#) – *Died in Committee*

The bill would have created the Maryland Task Force on Educator Housing, staffed by the state's Department of Housing and Community Development. The group would be directed to evaluate and make recommendations on options for addressing the lack of access to affordable housing – including rentals and homeownership – for educators and school staff. It would also be directed to evaluate the correlations between lack of access to affordable housing and educator shortage areas in the state. Membership would include legislators, state agency liaisons, as well as representatives from the state's teachers union, school board association, county association, municipal league, building industry association,



and realtors association. The task force would be chaired by the state Secretary of Housing and Community Development, with a final report to be provided to the governor and the legislature.

Michigan

[Senate Bill 315 \(2025\)](#) – *Pending in Committee*

The bill would reaffirm the authority of school districts to operate with broad powers related to public education, including the provision of preschool, adult education, and community programs. This would include provisions for the acquisition and maintenance of facilities for housing public school employees, exempting such properties from taxation and special assessments. The bill would also expand the permissible uses of sinking fund taxes to include the acquisition and maintenance of transportation vehicles and facilities for housing school employees. Additionally, it would allow for the issuance of bonds for similar purposes, with a requirement for independent audits of bonding activities.

New Mexico

An Attorney General [Advisory Opinion](#) issued in 2022 authorized the use of general obligation bond proceeds and revenues from the state's Public School Capital Improvements Act – [N.M. Stat. § 22-25-2](#) – for purposes including the erecting, building, purchasing, or maintenance of public school buildings, including teacher housing. Previously, lawmakers enacted [House Bill 119 \(2022\)](#) to reorganize the existing statute, allowing capital funds to be utilized for non-instructional teacher housing projects if approved by local school boards.

South Carolina

[House Bill 3467 \(2025\)](#) – *Pending in Committee*

The measure would amend existing law to allow for the development of affordable housing on surplus land owned by school districts. Specifically, it would exempt such developments from property taxes for a period of 40 years. Any such projects must offer the right of first refusal to district employees, with any remaining units available to the general public, ensuring at least 50 percent serve as affordable housing. It would define affordable housing as costing no more than 60 percent of the median area income, inclusive of rent or mortgage, insurance, and utilities. School districts could collaborate with real estate developers, who would be required to construct a minimum of 10 units per project.

The legislation would mandate the collection of an impact fee by the county or municipality upon the issuance of building permits, which must be allocated to infrastructure and services supporting the development. An annual report on the collection and use of the impact fee would be required to be submitted to the local municipality and the South Carolina Department of Education. School districts could enter into 40-year ground leases with developers, allowing exclusive use of the land for teacher workforce housing projects, with the possibility of transferring the developer's interest under the same conditions. Upon the lease's expiration, ownership would revert to the school district without compensation owed or paid to the developer.

An identical proposal in 2023 – [House Bill 5206](#) – failed to pass out of committee and did not receive a hearing.

Washington

[Senate Bill 5043 \(2022\)](#) – *Passed Original Chamber*



SOUTH

ALABAMA • ARKANSAS • FLORIDA • GEORGIA • KENTUCKY • LOUISIANA • MISSISSIPPI • MISSOURI
NORTH CAROLINA • OKLAHOMA • SOUTH CAROLINA • TENNESSEE • TEXAS • VIRGINIA • WEST VIRGINIA

Under existing law, [RCW 28A.335.240](#), rural school districts have the authority to construct housing for their school employees. This proposal would have expanded the statute to allow any school district to vote on purchasing, developing, leasing, or otherwise providing single or multifamily housing units for its employees. Employees would pay rent and other fees to the district, which would deposit these funds into the general fund for purposes of maintenance and other costs associated with the property. Additionally, the proposal would have allowed districts to alternatively partner with other governmental entities or nonprofit entities to provide affordable housing to school district employees in areas with staffing shortages.

A similar proposal in 2020 ([Senate Bill 6512](#)) also failed to pass out of committee.