



**GOV. MSG. NO. 1416**

EXECUTIVE CHAMBERS  
HONOLULU

DAVID Y. IGE  
GOVERNOR

July 12, 2022

The Honorable Ronald D. Kouchi,  
President  
and Members of the Senate  
Thirty-First State Legislature  
State Capitol, Room 409  
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,  
Speaker and Members of the  
House of Representatives  
Thirty-First State Legislature  
State Capitol, Room 431  
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

This is to inform you that on July 12, 2022, the following bill was signed into law:

HB1752 HD3 SD1 CD1

RELATING TO HOUSING.  
**ACT 287**

Sincerely,

DAVID Y. IGE  
Governor, State of Hawai'i

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# A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 PART I

2 SECTION 1. The legislature finds that Act 215, Session  
3 Laws of Hawaii 2019 (Act 215), required the Hawaii public  
4 housing authority to adopt rules, without regard to chapter 91,  
5 Hawaii Revised Statutes, to establish a program to reimburse  
6 landlords who participate in the section 8 housing choice  
7 voucher program to cover repair costs of tenant-caused property  
8 damage when the repair costs exceed the tenant's security  
9 deposit. Act 215 also made an appropriation to the Hawaii  
10 public housing authority for that purpose. On February 20,  
11 2020, the Hawaii public housing authority board of directors  
12 adopted a set of rules, entitled "Section 8 Housing Choice  
13 Voucher Landlord Incentive Program Rules", that provide the  
14 structure for this program.

15 The purpose of this part is to provide additional  
16 incentives for landlords to participate in the section 8 housing



1 choice voucher program by providing financial protections for  
2 those landlords.

3 SECTION 2. Chapter 356D, Hawaii Revised Statutes, is  
4 amended by adding a new section to part I to be appropriately  
5 designated and to read as follows:

6 "§356D- Housing choice voucher landlord incentive  
7 program. (a) The authority shall adopt rules, without regard  
8 to chapter 91, to establish the following incentives for  
9 landlords participating in the tenant-based assistance housing  
10 choice voucher program under section 8 of the United States  
11 Housing Act of 1937 (42 U.S.C. 1437f):

12 (1) The landlord may be reimbursed up to one month of rent  
13 at the contract rate when the dwelling unit sits  
14 vacant:

15 (A) Between rentals to tenants participating in the  
16 section 8 housing choice voucher program; or

17 (B) When the landlord initially transitions the  
18 dwelling unit to a rental under the section 8  
19 housing choice voucher program; and

20 (2) The landlord may receive a signing bonus of up to one  
21 month of rent at the contract rate when the landlord



1           first joins the section 8 housing choice voucher  
2           program by entering into a contract with the authority  
3           and securing a tenant participating in the section 8  
4           housing choice voucher program for the dwelling unit;  
5           provided that a landlord receiving the signing bonus  
6           shall not also receive reimbursement under paragraph  
7           (1) (B) .

8           (b) The incentives in subsection (a) shall supplement the  
9           incentive offered under the section 8 housing choice voucher  
10          landlord incentive program established pursuant to Act 215,  
11          Session Laws of Hawaii 2019, to reimburse landlords who  
12          participate in the section 8 housing choice voucher landlord  
13          incentive program for repair costs of tenant-caused property  
14          damage when the repair costs exceed the tenant's security  
15          deposit.

16          (c) The following requirements shall apply to the  
17          reimbursement for repair costs:

18          (1) The landlord shall submit a claim to the authority  
19          within thirty calendar days of the tenant vacating the  
20          dwelling unit;





1 SECTION 4. The legislature finds that the administrative  
2 rules applicable to section 8 housing choice voucher program  
3 leases as administered by the Hawaii public housing authority  
4 found at title 15, chapter 185, subchapter 3, Hawaii  
5 Administrative Rules (sections 15-185-41 through 15-185-44,  
6 Hawaii Administrative Rules) require dwelling units approved for  
7 lease under the program to meet minimum housing quality  
8 standards. Similar emergency rules were adopted for application  
9 to the Hawaii public housing authority pursuant to sections 17-  
10 2039-41 to 17-2039-44, Hawaii Administrative Rules. Prior to  
11 approving a lease, the dwelling unit shall be inspected within a  
12 reasonable time after receipt of the owner's inspection request.  
13 In addition, the form of the lease shall comply with United  
14 States Department of Housing and Urban Development regulations  
15 and state and local law, specify utilities and appliances  
16 supplied by the owner, and include a federally prescribed  
17 tenancy addendum. If the dwelling unit is determined to be  
18 suitable for the program and the lease meets specified  
19 requirements of the program, the owner and tenant requesting to  
20 lease the dwelling unit shall be notified and a contract shall  
21 be executed.



1           The legislature further finds that specifying a maximum  
2 number of days within which the required inspection shall be  
3 completed will reflect the prioritization of increasing section  
4 8 housing availability and assure landlords and tenants of a  
5 more expedited process. The legislature also finds that  
6 creating targeted positions and appropriating funds for those  
7 positions are necessary to achieve timely inspections and a  
8 better coordinated and more responsive program.

9           The purpose of this part is to:

- 10           (1) Require the Hawaii public housing authority to adopt  
11 or amend rules no later than July 1, 2023, to  
12 establish a maximum of fifteen days after receipt of  
13 an owner's or landlord's inspection request as a  
14 reasonable time within which to inspect a dwelling  
15 unit for lease under the section 8 housing choice  
16 voucher program; and
- 17           (2) Establish positions within the Hawaii public housing  
18 authority and appropriate funds to ensure that  
19 prospective dwelling unit inspections are completed  
20 within fifteen days of receipt of a request for lease



1 approval and to facilitate various aspects of the  
2 section 8 housing choice voucher program.

3 SECTION 5. No later than July 1, 2023, the authority shall  
4 adopt or amend administrative rules, without regard to chapter  
5 91, Hawaii Revised Statutes, to establish a maximum of fifteen  
6 days after receipt of an owner's or landlord's inspection  
7 request as a reasonable time within which to inspect a dwelling  
8 unit for lease under the section 8 housing choice voucher  
9 program.

10 SECTION 6. There is appropriated out of the general  
11 revenues of the State of Hawaii the sum of \$50,000 or so much  
12 thereof as may be necessary for fiscal year 2022-2023 for two  
13 full-time equivalent (2.00 FTE) permanent housing quality  
14 standards inspector II positions within the Hawaii public  
15 housing authority to facilitate, coordinate, and monitor  
16 inspections of dwelling units that are the subject of  
17 applications for the section 8 housing choice voucher program,  
18 and handle related duties.

19 The sum appropriated shall be expended by the Hawaii public  
20 housing authority for the purposes of this part.

21 PART III





- 1 SECTION 7. New statutory material is underscored.
- 2 SECTION 8. This Act shall take effect on July 1, 2022.

APPROVED this 12th day of July , 2022



GOVERNOR OF THE STATE OF HAWAII



HB No. 1752, HD 3, SD 1, CD 1

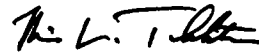
THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: May 3, 2022  
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-First Legislature of the State of Hawaii, Regular Session of 2022.



Scott K. Saiki  
Speaker  
House of Representatives





Brian L. Takeshita  
Chief Clerk  
House of Representatives

**THE SENATE OF THE STATE OF HAWAI‘I**

Date: May 3, 2022  
Honolulu, Hawaii 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate of the Thirty-First Legislature of the State of Hawai‘i, Regular Session of 2022.

  
President of the Senate

  
Clerk of the Senate