
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.



Report Title:

Housing; Housing Choice Voucher Landlord Incentive Program;
Public Assistance Recipients; Section 8 Housing Choice Voucher
Program; Landlord Incentives; Hawaii Public Housing Authority;
Positions; Appropriation

Description:

Establishes the housing choice voucher landlord incentive program. Requires HPHA to adopt rules without regard to chapter 91, HRS, to establish specified incentives for landlords who participate in the tenant-based assistance housing choice voucher program under section 8 of the United States Housing Act of 1937. Requires HPHA to adopt or amend rules no later than 7/1/2023 to establish a maximum of fifteen days after receipt of an owner's or landlord's inspection request as a reasonable time within which to inspect a dwelling unit for lease under the section 8 housing choice voucher program. Appropriates funds. (CD1)

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