
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 to
8 chapter 91, to establish the following incentives for landlords
9 participating in the tenant-based assistance housing choice
10 voucher program under section 8 of the United States Housing Act
11 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 housing choice voucher program by
2 entering into a contract with the authority and
3 securing a tenant participating in the housing choice
4 voucher program for the dwelling unit; provided that a
5 landlord receiving the signing bonus shall not also
6 receive reimbursement under paragraph (1) (B).

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

14 (c) The following requirements shall apply to the
15 reimbursement of repair costs:

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

19 (2) The authority may reimburse the landlord up to an
20 amount to be determined by the authority for verified
21 costs to repair the tenant-caused property damage,



1 subject to availability of funding; provided that the
2 costs of repair shall exceed the security deposit; and
3 (3) Claims that exceed an amount to be determined by the
4 authority shall include an estimate from a licensed
5 contractor setting forth the costs to repair the
6 damages caused by the tenant to the dwelling unit."

7 SECTION 3. There is appropriated out of the general
8 revenues of the State of Hawaii the sum of \$ or so
9 much thereof as may be necessary for fiscal year 2022-2023 for
10 the cost of the incentives established pursuant to section
11 356D- , Hawaii Revised Statutes, and Act 215, Session Laws of
12 Hawaii 2019, for landlords who participate in the tenant-based
13 assistance housing choice voucher program under section 8 of the
14 United States Housing Act of 1937 (42 U.S.C. 1437f).

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

17 PART II

18 SECTION 4. The legislature finds that the administrative
19 rules applicable to section 8 housing choice voucher program
20 leases found at title 15, chapter 185, subchapter 3, Hawaii
21 Administrative Rules (sections 15-185-41 through 15-185-44,



1 Hawaii Administrative Rules) require dwelling units approved for
2 lease under the program to meet minimum housing quality
3 standards. Prior to approving a lease, the dwelling unit must
4 be inspected within a reasonable time after receipt of the
5 owner's inspection request. In addition, the form of the lease
6 must comply with United States Department of Housing and Urban
7 Development regulations and state and local law, specify
8 utilities and appliances supplied by the owner, and include a
9 federally prescribed tenancy addendum. If the dwelling unit is
10 determined to be suitable for the program and the lease meets
11 specified requirements of the program, the owner and family
12 requesting to lease the dwelling unit must be notified and a
13 contract executed.

14 The legislature further finds that specifying a maximum
15 number of days within which the required inspection shall be
16 completed will reflect the prioritization of increasing section
17 8 housing availability and assure landlords and families of a
18 more expedited process. The legislature also finds that
19 creating targeted positions and appropriating funds for those
20 positions are necessary to achieve timely inspections and a
21 better coordinated and more responsive program.



1 The purpose of this part is to:

2 (1) Require the Hawaii public housing authority to adopt
3 rules to establish a maximum of fifteen days after
4 receipt of an owner's or landlord's inspection request
5 as a reasonable time within which to inspect a
6 dwelling unit for lease under the section 8 housing
7 choice voucher program; and

8 (2) Establish positions within the Hawaii public housing
9 authority and appropriate funds to ensure that
10 prospective dwelling unit inspections are completed
11 within fifteen days of receipt of a request for lease
12 approval and to facilitate various aspects of the
13 section 8 housing choice voucher program.

14 SECTION 5. The authority shall adopt or amend
15 administrative rules, without regard to chapter 91, Hawaii
16 Revised Statutes, to establish a maximum of fifteen days after
17 receipt of an owner's or landlord's inspection request as a
18 reasonable time within which to inspect a dwelling unit for
19 lease under the section 8 housing choice voucher program.

20 SECTION 6. There is appropriated out of the general
21 revenues of the State of Hawaii the sum of \$360,500 or so much



1 thereof as may be necessary for fiscal year 2022-2023 for the
2 Hawaii public housing authority, to be allocated as follows:

3 (1) \$130,000 for two full-time equivalent (2.00 FTE)
4 permanent housing quality standards inspector II
5 positions to facilitate, coordinate, and monitor
6 inspections of dwelling units that are the subject of
7 applications for the section 8 housing choice voucher
8 program, and handle related duties; and

9 (2) \$230,500 for three full-time equivalent (3.00 FTE)
10 permanent public housing specialist II positions to
11 facilitate, coordinate, and monitor various aspects of
12 the section 8 housing choice voucher program.

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

15 PART III

16 SECTION 7. Statutory material to be repealed is bracketed
17 and stricken. New statutory material is underscored.

18 SECTION 8. This Act shall take effect on July 1, 2050.

19



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 the Hawaii public housing authority 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 that the Hawaii public housing authority adopt rules 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. Effective 7/1/2050.
(HD1)

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