
A BILL FOR AN ACT

RELATING TO HOUSING.

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

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PART I

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

The purpose of this part is to provide additional 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 housing
4 choice voucher program for the dwelling unit; provided
5 that a landlord receiving the signing bonus shall not
6 also 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 section 8 housing choice voucher landlord
12 incentive program for repair costs of tenant-caused property
13 damage when the repair costs exceed the tenant's security
14 deposit.

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

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

20 (2) The authority may reimburse the landlord up to an
21 amount to be determined by the authority for verified



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

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

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

18 PART II

19 SECTION 4. The legislature finds that the administrative
 20 rules applicable to section 8 housing choice voucher program
 21 leases found at title 15, chapter 185, subchapter 3, Hawaii



1 Administrative Rules (sections 15-185-41 through 15-185-44,
2 Hawaii Administrative Rules) require dwelling units approved for
3 lease under the program to meet minimum housing quality
4 standards. Prior to approving a lease, the dwelling unit shall
5 be inspected within a reasonable time after receipt of the
6 owner's inspection request. In addition, the form of the lease
7 shall comply with United States Department of Housing and Urban
8 Development regulations and state and local law, specify
9 utilities and appliances supplied by the owner, and include a
10 federally prescribed tenancy addendum. If the dwelling unit is
11 determined to be suitable for the program and the lease meets
12 specified requirements of the program, the owner and tenant
13 requesting to lease the dwelling unit shall be notified and a
14 contract shall be executed.

15 The legislature further finds that specifying a maximum
16 number of days within which the required inspection shall be
17 completed will reflect the prioritization of increasing section
18 8 housing availability and assure landlords and tenants of a
19 more expedited process. The legislature also finds that
20 creating targeted positions and appropriating funds for those



1 positions are necessary to achieve timely inspections and a
2 better coordinated and more responsive program.

3 The purpose of this part is to:

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

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

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



1 SECTION 6. There is appropriated out of the general
2 revenues of the State of Hawaii the sum of \$ or so
3 much thereof as may be necessary for fiscal year 2022-2023 for
4 the Hawaii public housing authority, to be allocated as follows:

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

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

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

17 PART III

18 SECTION 7. New statutory material is underscored.

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

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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.
(HD3)

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