

'JAN 24 2024

A BILL FOR AN ACT

RELATING TO ACCESSIBLE HOUSING.

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

1 SECTION 1. The legislature finds that the Hawaii Data Book
2 estimates that 294,365 residents in the State were sixty-five
3 years of age or older as of July 1, 2022. The legislature notes
4 that many of these residents choose to live in their own homes,
5 otherwise known as aging in place. However, in order for these
6 residents to age in place safely, independently, and
7 comfortably, accessibility modifications in their homes are
8 often necessary.

9 The legislature also finds that the State's fair housing
10 laws and the federal Fair Housing Act of 1968, as amended,
11 effectively require certain multifamily housing accommodations
12 to be accessible to, and usable by, persons having disabilities.
13 However, the legislature notes that this requirement is limited
14 to certain housing accommodations that were designed and
15 constructed for first occupancy after March 13, 1991. Thus,
16 numerous multifamily housing accommodations in the State are
17 excluded from these accessibility requirements. Many of these



1 excluded multifamily housing accommodations are rented by
2 disabled and elderly residents who may bear the financial burden
3 of installing or constructing any necessary accessibility
4 modifications.

5 The legislature believes that establishing a grant program
6 to facilitate the installation and construction of accessibility
7 modifications in rental properties that are not otherwise
8 covered by the State's fair housing laws or the federal Fair
9 Housing Act will allow the State's aging population to age in
10 place more safely, independently, and comfortably. The
11 legislature also believes that the department of health is the
12 most appropriate department to implement the grant program due
13 to the placement of the executive office on aging and disability
14 and communications access board within the department.

15 Accordingly, the purpose of this Act is to establish the
16 multifamily housing accessibility modifications grant program to
17 facilitate the installation of accessibility modifications in
18 certain properties.

19 SECTION 2. Chapter 515, Hawaii Revised Statutes, is
20 amended by adding a new section to be appropriately designated
21 and to read as follows:



1 "§515- Multifamily housing accessibility modifications
2 grant program. (a) There is established in the department of
3 health a multifamily housing accessibility modifications grant
4 program to assist eligible property owners in meeting the costs
5 of installing or constructing, or both, accessibility
6 modifications in multifamily housing accommodations that are
7 exempt from the requirements of section 515-3(a)(10).

8 (b) The department of health may award grants to
9 individuals or families having incomes at or below per
10 cent of the median family income, as determined by the United
11 States Department of Housing and Urban Development, for the
12 purposes of subsection (a).

13 (c) The department of health shall adopt rules pursuant to
14 chapter 91 to carry out the purposes of the grant program.

15 (d) As used in this section, "accessibility modifications"
16 means a structural change made to existing premises occupied, or
17 to be occupied, by a person having a disability or a person who
18 has attained the age of sixty-two years, in order to afford the
19 person full enjoyment of the premises."

20 SECTION 3. In accordance with section 9 of article VII, of
21 the Constitution of the State of Hawaii and sections 37-91 and



S.B. NO. 3201

Report Title:

Department of Health; Multifamily Housing; Accessibility; Modifications; Grant Program; Appropriation; General Fund Expenditure Ceiling Exceeded

Description:

Establishes the multifamily housing accessibility modifications grant program to facilitate the installation of accessibility modifications in certain properties. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024-2025.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

