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**A BILL FOR AN ACT**

RELATING TO TENANT SELECTION.

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

1           SECTION 1. The legislature finds that the United States  
2 Department of Housing and Urban Development-Veterans Affairs  
3 Supportive Housing program combines the United States Department  
4 of Housing and Urban Development Housing Choice Voucher rental  
5 assistance for homeless veterans administered by public housing  
6 authorities with case management and clinical services provided  
7 through the Department of Veterans Affairs.

8           The purpose of this bill is to repeal the tenant selection  
9 preferences for disabled veterans and the spouses of deceased  
10 veterans in the State low-income public housing program to make  
11 State law consistent with federal public housing requirements.

12           SECTION 2. Section 356D-42, Hawaii Revised Statutes, is  
13 amended by amending subsection (a) to read as follows:

14           "(a) The authority shall select tenants upon the basis of  
15 those in greatest need for the particular housing, subject to  
16 the following limitations and preferences:

17           (1) The authority may limit the tenants of any state low-  
18 income housing project to classes of persons when

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1 required by federal law or regulation as a term or  
2 condition of obtaining assistance from the federal  
3 government;

4 [~~(2) Within the priorities established by the authority  
5 recognizing need, veterans with a permanent disability  
6 of ten per cent or more, as certified by the United  
7 States Department of Veterans Affairs, and their  
8 dependent parents, if any. The deceased veteran's  
9 spouse shall be given first preference. Parents of  
10 veterans shall not use the veteran status of their  
11 adult child as a basis for preference;~~] and

12 [~~(3)~~] (2) Subject to any limitations set by federal law  
13 or regulation, the authority shall not select as a  
14 tenant, and may terminate the tenancy of, any person  
15 if the person or any household member owns or acquires  
16 a home within the State."

17 SECTION 3. Statutory material to be repealed is bracketed  
18 and stricken. New statutory material is underscored.

19 SECTION 4. This Act shall take effect upon its approval.

20  
21 INTRODUCED BY: *Nathan K. Nabors*

22 BY REQUEST  
JAN 21 2025

# H.B. NO. 1096

**Report Title:**

Hawaii Public Housing Authority; State Low-Income Housing;  
Tenant Selection; Preferences

**Description:**

Repeals the tenant selection preferences for disabled veterans and the spouses of deceased veterans in the State Low-Income Housing Program.

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

JUSTIFICATION SHEET

DEPARTMENT: Human Services

TITLE: A BILL FOR AN ACT RELATING TO TENANT SELECTION.

PURPOSE: To repeal the tenant selection preferences for disabled veterans and the spouses of deceased veterans in the State low-income public housing program.

MEANS: Amend section 356D-42, Hawaii Revised Statutes.

JUSTIFICATION: This bill is needed to make State law consistent with federal public housing requirements. The U.S. Department of Housing and Urban Development allows agencies operating federal public housing programs to establish, amend, or remove preferences in order to meet current low-income housing demands in their local communities. The Hawaii Public Housing Authority (HPHA) has other housing programs that serve veterans more effectively (e.g., HUD-VASH vouchers), so this bill will not negatively impact veterans or their spouses.

Impact on the public: The HPHA anticipates this bill may impact veterans and their spouses who apply for State public housing, but over the past five years, no veterans have requested the use of this preference when applying for State public housing. If enacted, the HPHA will establish its admission preferences for the State low-income public housing program in its administrative rules.

Impact on the department and other agencies: This bill will assist more of our most disadvantaged populations of homeless, involuntarily displaced, and victims of domestic violence with State public housing.

GENERAL FUND: None.

OTHER FUNDS: None.

PPBS PROGRAM  
DESIGNATION: None.

OTHER AFFECTED  
AGENCIES: None.

EFFECTIVE DATE: Upon approval.