
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. Chapter 201H, Hawaii Revised Statutes, is
2 amended by adding a new subpart to part III to be appropriately
3 designated and to read as follows:

4 " . Small Housing Provider Grant Program

5 **§201H-A Definitions.** For purposes of this subpart:

6 "Eligible property owner" means an owner of a multi-family
7 building who has an income at or below one hundred fifty per
8 cent of the median family income as determined by the United
9 States Department of Housing and Urban Development.

10 "Multi-family building" means a residential building that
11 has no less than two rental units but no more than fifty rental
12 units.

13 **§201H-B Small housing provider grant program; established.**

14 (a) There is established within the corporation the small
15 housing provider grant program to provide grants to eligible
16 property owners of multi-family buildings.



1 (b) An eligible property owner may apply for a grant under
2 the small housing provider grant program in a form prescribed by
3 the corporation. Upon determination by the corporation that an
4 eligible property owner qualifies for the grant program, the
5 eligible property owner shall sign a grant agreement and agree
6 to a five-year affordability covenant to be placed on the rental
7 property pursuant to section 201H-D.

8 (c) An eligible property owner may receive no more than
9 \$ per rental unit in a multi-family building; provided
10 that the maximum amount an eligible property owner may receive
11 for projects in one multi-family building shall not exceed
12 \$.

13 **§201H-C Authorized uses.** Grants provided under this
14 subpart shall be used:

15 (1) For property renovations and repairs, including
16 structural repairs, plumbing, electrical, and safety
17 repairs; and

18 (2) To address hazardous and unsafe living conditions.

19 **§201H-D Affordability covenant; violations.** (a)

20 Notwithstanding any other law to the contrary, an affordability
21 covenant placed on a rental unit shall require that the rental



1 unit be subject to maximum allowable rent limits and maximum
2 income eligibility limits, as determined by the corporation, for
3 a period of five years.

4 (b) During the five years the affordability covenant is in
5 place, the eligible property owner shall submit tenant income
6 certifications on an annual basis to the corporation. The
7 corporation may conduct property inspections to ensure
8 compliance with this section and section 201H-C.

9 (c) The corporation shall be entitled to repayment of the
10 full amount of grants provided under this subpart if it finds an
11 eligible property owner violated this section.

12 **§201H-E Rules.** The corporation shall adopt rules pursuant
13 to chapter 91 to effectuate this subpart, including additional
14 eligibility requirements for the grant program, if deemed
15 necessary by the corporation."

16 SECTION 2. There is appropriated out of the general
17 revenues of the State of Hawaii the sum of \$ or so
18 much thereof as may be necessary for fiscal year 2025-2026 and
19 the same sum or so much thereof as may be necessary for fiscal
20 year 2026-2027 for the small housing provider grant program
21 established pursuant to section 1 of this Act.



1 The sums appropriated shall be expended by the Hawaii
2 housing finance and development corporation for the purposes of
3 this Act.

4 SECTION 3. In codifying the new sections added by section
5 1 of this Act, the revisor of statutes shall substitute
6 appropriate section numbers for the letters used in designating
7 the new sections in this Act.

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

9

INTRODUCED BY:



JAN 23 2025



H.B. NO. 1470

Report Title:

HHFDC; Small Housing Provider Grant Program; Multi-Family Buildings; Appropriation

Description:

Establishes the Small Housing Provider Grant Program under Hawaii Housing Finance and Development Corporation to provide grants to eligible property owners of multi-family buildings for renovations, repairs, and addressing hazardous and unsafe living conditions. Appropriates funds.

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

