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# A BILL FOR AN ACT

RELATING TO HOUSING.

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

1           SECTION 1. The legislature finds that the State is facing  
2 an affordable housing shortage. Although significant efforts  
3 have been made to facilitate the production of more housing and  
4 remove barriers to the development of affordable housing, these  
5 developments have had the unintended consequence of displacing  
6 and dislocating the tenants who were living in rental housing  
7 marked for redevelopment.

8           The legislature further finds that displacement, whether  
9 due to redevelopment, rising rents, or other factors, has  
10 profound impacts on individuals, families, and communities.  
11 Tenants forced out of their housing due to redevelopment face  
12 the loss of social networks and economic stability in addition  
13 to their loss of housing. These disruptions are most keenly  
14 felt by vulnerable populations, who face the loss of critical  
15 support systems that buffer the effects of economic and social  
16 disadvantage.



1           The legislature additionally finds that residential  
2 instability caused by displacement is linked to numerous  
3 negative health and social outcomes, particularly for children  
4 and youth. Studies show that frequent moves are correlated with  
5 decreased academic performance, increased drug and alcohol use,  
6 behavioral issues, and diminished health outcomes. In addition  
7 to harming the individual, these outcomes also erode social  
8 support networks and communities, making it harder for families  
9 to thrive and neighborhoods to remain resilient. Communities  
10 that are able to maintain long-term stability provide vital  
11 connections to resources, support systems, a sense of belonging,  
12 and access to upward mobility.

13           The legislature believes that while the State must continue  
14 to prioritize the production of affordable housing, it is  
15 equally important to ensure that these developments do not  
16 result in the unnecessary displacement of the communities meant  
17 to benefit from the creation of additional affordable housing.

18           Accordingly, the purpose of this Act is to:

19           (1) Establish the tenant protection working group within  
20           the Hawaii housing finance and development corporation  
21           to address tenant protection issues in the State;



1 (2) Require the tenant protection working group to report  
2 to the legislature; and

3 (3) Appropriate funds for the tenant protection working  
4 group.

5 SECTION 2. (a) There is established the tenant protection  
6 working group within the Hawaii housing finance and development  
7 corporation for administrative purposes only.

8 (b) The tenant protection working group shall address  
9 tenant protection issues in the State, including but not limited  
10 to a proactive plan to:

11 (1) Protect the tenants of the fourteen thousand units of  
12 temporarily affordable housing developed utilizing  
13 low-income housing tax credits statewide;

14 (2) Prevent the development of more housing that is  
15 affordable only for a temporary amount of time;

16 (3) Develop enough housing to meet demand statewide that  
17 minimizes tenant displacement; and

18 (4) Maximize the efficient use of public funds and public  
19 lands.

20 (c) The working group shall consist of the following  
21 members:



- 1 (1) The chair of the senate standing committee on housing,  
2 who shall serve as co-chairperson of the working  
3 group;
- 4 (2) The chair of the house of representatives standing  
5 committee on housing, who shall serve as a  
6 co-chairperson of the working group;
- 7 (3) The executive director of the Hawaii housing finance  
8 and development corporation, or the executive  
9 director's designee;
- 10 (4) The executive director of the Hawaii public housing  
11 authority, or the executive director's designee;
- 12 (5) One tenant advocate, to be invited by the  
13 co-chairpersons;
- 14 (6) One representative of a private developer, to be  
15 invited by the co-chairpersons; and
- 16 (7) Any other persons with relevant experience or  
17 knowledge, as determined by the working group's  
18 members and invited by the co-chairpersons.
- 19 (d) The tenant protection working group shall submit a  
20 report of its findings and recommendations, including any



1 proposed legislation, to the legislature no later than twenty  
2 days prior to the convening of each regular session.

3 (e) The tenant protection working group shall consult with  
4 the landlord-tenant working group for the purposes of this Act.

5 (f) The members of the working group shall serve without  
6 compensation but shall be reimbursed for expenses, including  
7 travel expenses, necessary for the performance of their duties.

8 (g) No member of the tenant protection working group shall  
9 be subject to chapter 84, Hawaii Revised Statutes, solely  
10 because of the member's participation in the working group.

11 SECTION 3. There is appropriated out of the general  
12 revenues of the State of Hawaii the sum of \$ or so  
13 much thereof as may be necessary for fiscal year 2026-2027 for  
14 the establishment of the tenant protection working group.

15 The sum appropriated shall be expended by the Hawaii  
16 Housing Finance and Development Corporation for the purposes of  
17 this Act.

18 SECTION 4. This Act shall take effect on July 1, 2050.



H.B. NO. 1777  
H.D. 2  
S.D. 1

**Report Title:**

HHFDC; Tenant Protection Working Group; Report; Appropriation

**Description:**

Establishes the Tenant Protection Working Group within the Hawaii Housing Finance and Development Corporation to address certain tenant protection issues in the State. Requires the Tenant Protection Working Group to report to the Legislature. Appropriates funds. Effective 7/1/2050. (SD1)

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

