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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 purpose of this Act is to correct chapter
2	356D, Hawaii Revised Statutes, relating to the Hawaii public
3	housing authority, to reflect the legislature's intent to codify
4	various acts passed during the regular session of 2006 into
5	chapter 356D, Hawaii Revised Statutes, and to make other
6	necessary technical and housekeeping amendments.
7	PART I
8	SECTION 2. The purpose of this part is to reflect the
9	legislature's intent to codify relevant provisions of Act 24,
10	Session Laws of Hawaii 2006, into chapter 356D, Hawaii Revised
11	Statutes.
12	SECTION 3. Section 356D-1, Hawaii Revised Statutes, is
13	amended by adding a new definition to be appropriately inserted
14	and to read as follows:
15	"Tenant" means any person occupying a dwelling unit or
16	living quarters in any public housing project, under or by
17	virtue of any tenancy lease or rental agreement under or from
18	the authority."



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1	SECTION 4. Section 356D-92, Hawaii Revised Statutes, is	
2	amended by amending subsection (f) to read as follows:	
3	"(f) If the tenant meets with the authority as provided	
4	for in subsection (b), the authority shall decide, based upon	
5	the facts discussed at the meeting, what action is appropriate	
6	to address the tenant's case. The authority shall notify the	
7	tenant of its decision in writing. If the authority decides to	
8	proceed with an action to terminate the tenancy, the authority	
9	shall further inform the tenant in the same written notice that:	
10	(1) The tenant has [ <del>thirty days</del> ] <u>ten business days</u> from	
11	receipt of this notice to request a grievance hearing;	
12	and	
13	(2) If the tenant fails to request a grievance hearing	
14	within [ <del>thirty days,</del> ] <u>ten business days</u> , the authority	
15	has the right to proceed with the eviction hearing	
16	pursuant to section 356D-93."	
17	SECTION 5. Section 521-7, Hawaii Revised Statutes, is	
18	amended to read as follows:	
19	"§521-7 Exclusions from application of chapter. Unless	
20	created solely to avoid the application of this chapter, this	
21	chapter shall not apply to:	

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1	(1)	Residence at an institution, whether public or
2		private, where residence is merely incidental to
3		detention or the provision of medical, geriatric,
4		educational, religious, or similar services;
5	(2)	Residence in a structure directly controlled and
.6		managed by the University of Hawaii for housing
7		students or faculty of the University of Hawaii or
8		residence in a structure erected on land leased from
9		the University of Hawaii by a nonprofit corporation
10		for the exclusive purpose of housing students or
11		faculty of the University of Hawaii;
12	(3)	Occupancy under a bona fide contract of sale of the
13		dwelling unit or the property of which it is a part
14		where the tenant is, or succeeds to the interest of,
15		the purchaser;
16	(4)	Residence by a member of a fraternal organization in a
17		structure operated without profit for the benefit of
18		the organization;
19	(5)	Transient occupancy on a day-to-day basis in a hotel
20		or motel;
21	(6)	Occupancy by an employee of the owner or landlord

22 whose right to occupancy is conditional upon such

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1		employment or by a pensioner of the owner or landlord
2		or occupancy for a period of up to four years
3		subsequent thereto, pursuant to a plan for the
4		transfer of the dwelling unit or the property of which
5		it is a part to the occupant;
6	(7)	A lease of improved residential land for a term of
7		fifteen years or more, measured from the date of the
8		commencement of the lease;
9	(8)	Occupancy by the prospective purchaser after an
10		accepted offer to purchase and prior to the actual
11		transfer of the owner's rights;
12	(9)	Occupancy in a homeless facility, or any other program
13		for the homeless authorized under chapter [ <del>2010, part</del>
14		<del>IV;</del> ] <u>356D, part VII;</u>
15	(10)	Residence or occupancy in a public housing project or
16		complex directly controlled, owned, or managed by the
17		Hawaii public housing authority pursuant to the
18		federal low rent public housing program; or
19	(11)	Residence or occupancy in a transitional facility for
20		abused family or household members."

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1	PART II
2	SECTION 6. Section 356D-97, Hawaii Revised Statutes, is
3	amended to read as follows:
4	"[+]§356D-97[+] Appeals. An aggrieved party may secure a
5	review of any final judgment of the circuit court under this
6	part by appeal to the [intermediate] appellate [court,] courts,
7	subject to chapter 602. The appeal shall be taken in the manner
8	provided in the rules of court."
9	PART III
10	SECTION 7. The purpose of this part is to reflect the
11	legislature's intent to codify relevant provisions of Act 100,
12	Session Laws of Hawaii 2006, in chapter 356D, Hawaii Revised
13	Statutes.
14	SECTION 8. Chapter 356D, Hawaii Revised Statutes, is
15	amended by adding to part VII a new section to be appropriately
16	designated and to read as follows:
17	" <u>§356D-</u> Temporary emergency housing. (a) In addition
18	to any other duties prescribed by law, the authority shall
19	develop, in consultation with the four counties, a procedure for
20	identifying locations that shall be used for temporary emergency
21	shelters for homeless individuals and families. The authority

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1	shall actively partner with and monitor the efforts of the
2	counties.
3	(b) Each county shall be responsible for partnering with
4	nonprofit organizations to locate, designate, and maintain the
5	areas that shall be used for temporary emergency shelters. The
6	designated locations may include private, county, state, and
7	federal lands at Kalaeloa.
8	(c) With regard to the former Barbers Point Naval Air
9	Station, the authority shall work with landowners and the local
10	redevelopment authority on the use of barracks and other
11	facilities located in the Kalaeloa community development
12	district that are suitable for temporary emergency housing for
13	homeless individuals and families.
14	(d) The authority shall submit an annual report to the
15	legislature detailing the activities and outcomes under this
16	section no later than twenty days prior to the convening of each
17	regular session beginning with the 2008 regular session."
18	SECTION 9. Statutory material to be repealed is bracketed
19	and stricken. New statutory material is underscored.
20	SECTION 10. This Act shall take effect upon approval.

#### Report Title:

Hawaii Public Housing Authority; Housekeeping

#### Description:

Corrects chapter 356D, Hawaii Revised Statutes, relating to the Hawaii public housing authority, to reflect the legislature's intent to codify various acts into this chapter, and to make other necessary technical and housekeeping amendments. (SD1)

