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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 cyclical nature  
2 of poverty perpetuates a lifestyle that is inherited from  
3 generation to generation. Families born into poverty appear  
4 hopelessly caught in a self-fulfilling prophecy of welfare and  
5 public housing.

6           The legislature further finds that this situation is not  
7 unique to Hawaii and that the federal government has established  
8 pilot programs to assist families in breaking the cycle of  
9 public housing and welfare.

10           The purpose of this Act is to encourage families to move  
11 out of public housing by requiring that the Hawaii public  
12 housing authority:

13           (1) Establish, beginning July 1, 2009, a pilot project in  
14 a state low-income housing project to be designated by  
15 the authority stipulating that no tenant in occupancy  
16 as of July 1, 2009, shall rent, lease, or occupy any  
17 dwelling unit for more than five consecutive years  
18 from that date; and no new tenant shall rent, lease,



1 or occupy any dwelling unit for more than seven  
2 consecutive years; provided that an exemption to these  
3 occupancy time limits is provided for persons fifty-  
4 five years of age and older, persons with a mental or  
5 physical disability, or persons retired for medical  
6 reasons;

7 (2) Allow family members and medically necessary personal  
8 care attendants to reside with persons exempt from the  
9 occupancy time limit provisions;

10 (3) Develop recommendations for a transition plan to  
11 assist tenants in meeting the occupancy time limits,  
12 including a review of federal pilot programs intended  
13 to break the cycle of public housing and welfare and  
14 related support programs;

15 (4) Establish a working group to determine the site of the  
16 pilot program and assist the authority in developing  
17 recommendations for a transition plan; and

18 (5) Report on the status of the pilot project to the 2010  
19 and 2011 legislatures.

20 SECTION 2. (a) Beginning July 1, 2009, the Hawaii public  
21 housing authority shall establish a pilot project in a state



1 low-income housing project to be designated by the authority, in  
2 which:

3 (1) No tenant in occupancy in the designated state low-  
4 income housing project as of July 1, 2009, shall rent,  
5 lease, or occupy any dwelling unit for more than five  
6 consecutive years from July 1, 2009; and

7 (2) No new tenant in the designated state low-income  
8 housing project shall rent, lease, or occupy any  
9 dwelling unit for more than seven consecutive years  
10 from the date of the new tenant's initial occupancy of  
11 the unit;

12 provided that this subsection shall not apply to persons fifty-  
13 five years of age and older, persons with a mental or physical  
14 disability, or persons retired for medical reasons.

15 (b) In implementing the pilot project, the authority shall  
16 include provisions to allow family members and medically  
17 necessary personal care attendants to reside with persons exempt  
18 from the occupancy time limits of subsection (a).

19 (c) The executive director of the authority shall  
20 establish and convene a working group including representatives  
21 from the authority and tenant associations of federal and state  
22 public housing projects. The working group shall determine a



1 housing project to serve as the site of the pilot project. The  
2 working group shall submit its determination of the pilot site  
3 to the board of directors of the authority within sixty days of  
4 the effective date of this Act. The working group shall also  
5 assist the authority in developing recommendations for a  
6 transition plan to assist tenants in meeting the occupancy time  
7 limits in subsection (a). At minimum, a transition plan shall  
8 include information to assist tenants in planning and budgeting,  
9 such as annual rents and assessments for common area expenses,  
10 as well as other information as may be appropriate. In  
11 developing the recommendations for a transition plan, the  
12 authority shall review federal pilot programs intended to break  
13 the cycle of public housing and welfare, including related  
14 support programs that may assist tenants in the transition from  
15 state low-income housing projects to other housing.

16 (d) The authority shall report on the status of the pilot  
17 project to the legislature, including any additional findings  
18 and recommendations regarding the continuation of the pilot  
19 project, and any proposed legislation or budget requests, no  
20 later than twenty days prior to the convening of the regular  
21 sessions of 2010 and 2011.

22 SECTION 3. This Act shall take effect on July 1, 2009.



**Report Title:**

Low-income Housing; Rental Leases

**Description:**

Requires the Hawaii public housing authority to: establish, beginning July 1, 2009, a pilot project in a state low-income housing project stipulating that no tenant in occupancy as of July 1, 2009 shall rent, lease, or occupy any dwelling unit for more than five consecutive years; and no new tenant shall rent, lease, or occupy any dwelling unit for more than seven consecutive years; exempt persons fifty-five years of age and older, persons with a mental or physical disability, or persons retired for medical reasons; allow family members and medically necessary personal care attendants to reside with persons exempt from the provisions; develop recommendations for a transition plan; establish a working group; report on the status of the pilot project to the 2010 and 2011 legislatures. (HB1692 CD1)

