
A BILL FOR AN ACT

RELATING TO THE HOMELESS.

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

1 SECTION 1. Housing first, also known as rapid re-housing,
2 is a recent innovation in human-service programs meant to assist
3 homeless individuals. Housing first is an alternative to a
4 system of emergency shelters and transitional housing
5 progressions. Rather than moving homeless individuals through
6 different levels of housing on their way to independent living,
7 housing first moves homeless individuals immediately to their
8 own apartments. By creating a stable housing environment, other
9 issues can be addressed that affect the household, including
10 employment, job training, and health care.

11 Homeless individuals, especially the chronically homeless--
12 those with disabilities that include addictions and mental
13 illnesses, are extremely fragile. Chronically homeless
14 individuals are the least likely of the homeless population to
15 ever reach independent living.

16 The purpose of this Act is to establish a five-year housing
17 first pilot program to assist the chronically homeless
18 population.



1 SECTION 2. Chapter 356D, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§356D- Housing first special fund. (a) There is
5 established in the state treasury the housing first special
6 fund, into which shall be deposited the designated portion of
7 the conveyance tax under section 247-7.

8 Each county may provide matching funds, which shall be
9 deposited into the housing first special fund.

10 (b) Moneys in the housing first special fund shall be
11 administered by the Hawaii public housing authority and shall be
12 used to provide housing first programs and services."

13 SECTION 3. Section 247-2, Hawaii Revised Statutes, is
14 amended to read as follows:

15 "§247-2 Basis and rate of tax. The tax imposed by section
16 247-1 shall be based on the actual and full consideration
17 (whether cash or otherwise, including any promise, act,
18 forbearance, property interest, value, gain, advantage, benefit,
19 or profit), paid or to be paid for all transfers or conveyance
20 of realty or any interest therein, that shall include any liens
21 or encumbrances thereon at the time of sale, lease, sublease,



1 assignment, transfer, or conveyance, and shall be at the
2 following rates:

3 (1) Except as provided in paragraph (2):

4 (A) [~~Ten~~] 10 cents per \$100 for properties with a
5 value of less than \$600,000;

6 (B) [~~Twenty~~] 20 cents per \$100 for properties with a
7 value of at least \$600,000, but less than
8 \$1,000,000;

9 (C) [~~Thirty~~] 30 cents per \$100 for properties with a
10 value of at least \$1,000,000, but less than
11 [~~\$2,000,000,~~] \$1,200,000;

12 (D) _____ cents per \$100 for properties with a value
13 of at least \$1,200,000, but less than \$2,000,000;

14 [~~(D) Fifty~~] (E) ___ cents per \$100 for properties
15 with a value of at least \$2,000,000, but less
16 than \$4,000,000;

17 [~~(E) Seventy~~] (F) ___ cents per \$100 for properties
18 with a value of at least \$4,000,000, but less
19 than \$6,000,000;

20 [~~(F) Ninety~~] (G) ___ cents per \$100 for properties
21 with a value of at least \$6,000,000, but less
22 than \$10,000,000; and



1 [~~(G)~~ One-dollar] (H) ___ per \$100 for properties with
2 a value of \$10,000,000 or greater; and

3 (2) For the sale of a condominium or [~~single-family~~]
4 single-family residence for which the purchaser is
5 ineligible for a county homeowner's exemption on
6 property tax:

7 (A) [~~Fifteen~~] 15 cents per \$100 for properties with a
8 value of less than \$600,000;

9 (B) [~~Twenty-five~~] 25 cents per \$100 for properties
10 with a value of at least \$600,000, but less than
11 \$1,000,000;

12 (C) [~~Forty~~] 40 cents per \$100 for properties with a
13 value of at least \$1,000,000, but less than
14 [~~\$2,000,000~~] \$1,200,000;

15 (D) _____ cents per \$100 for properties with a value of
16 at least \$1,200,000, but less than \$2,000,000;

17 [~~(D)~~ Sixty] (E) ___ cents per \$100 for properties
18 with a value of at least \$2,000,000, but less
19 than \$4,000,000;

20 [~~(E)~~ Eighty-five] (F) ___ cents per \$100 for
21 properties with a value of at least \$4,000,000,
22 but less than \$6,000,000;



1 [~~(F) One dollar and ten~~] (G) ___ cents per \$100 for
2 properties with a value of at least \$6,000,000,
3 but less than \$10,000,000; and
4 [~~(G) One dollar and twenty five~~] (H) ___ cents per
5 \$100 for properties with a value of \$10,000,000
6 or greater,
7 of such actual and full consideration; provided that in the case
8 of a lease or sublease, this chapter shall apply only to a lease
9 or sublease whose full unexpired term is for a period of five
10 years or more, and in those cases, including (where appropriate)
11 those cases where the lease has been extended or amended, the
12 tax in this chapter shall be based on the cash value of the
13 lease rentals discounted to [~~present day~~] present-day value and
14 capitalized at the rate of six per cent, plus the actual and
15 full consideration paid or to be paid for any and all
16 improvements, if any, that shall include on-site as well as off-
17 site improvements, applicable to the leased premises; and
18 provided further that the tax imposed for each transaction shall
19 be not less than \$1."

20 SECTION 4. Section 247-7, Hawaii Revised Statutes, is
21 amended to read as follows:



1 "**§247-7 Disposition of taxes.** All taxes collected under
2 this chapter shall be paid into the state treasury to the credit
3 of the general fund of the State, to be used and expended for
4 the purposes for which the general fund was created and exists
5 by law; provided that per cent of all taxes collected under
6 section 247-2(1)(D) to (H) and (2)(D) to (H) shall be deposited
7 into the housing first special fund established under section
8 356D- ; and provided further that of the remaining taxes
9 collected each fiscal year:

- 10 (1) Ten per cent shall be paid into the land conservation
11 fund established pursuant to section 173A-5;
- 12 (2) Twenty-five per cent from July 1, 2009, until June 30,
13 2012, and thirty per cent in each fiscal year
14 thereafter shall be paid into the rental housing trust
15 fund established by section 201H-202; and
- 16 (3) Twenty per cent from July 1, 2009, until June 30,
17 2012, and twenty-five per cent in each fiscal year
18 thereafter shall be paid into the natural area reserve
19 fund established by section 195-9; provided that the
20 funds paid into the natural area reserve fund shall be
21 annually disbursed by the department of land and
22 natural resources in the following priority:



- 1 (A) To natural area partnership and forest
- 2 stewardship programs after joint consultation
- 3 with the forest stewardship committee and the
- 4 natural area reserves system commission;
- 5 (B) Projects undertaken in accordance with watershed
- 6 management plans pursuant to section 171-58 or
- 7 watershed management plans negotiated with
- 8 private landowners, and management of the natural
- 9 area reserves system pursuant to section 195-3;
- 10 and
- 11 (C) The youth conservation corps established under
- 12 chapter 193."

13 SECTION 5. (a) The Hawaii public housing authority, in

14 collaboration with the department of human services, shall

15 develop a housing first pilot program and consult with the

16 United States Department of Housing and Urban Development and

17 community housing and homeless groups to develop the housing

18 first pilot program.

19 (b) The housing first pilot program shall be developed

20 according to the following established principles of housing

21 first:



- 1 (1) Moving chronically homeless individuals into housing
2 directly from streets and shelters, without a
3 precondition of accepting or complying with treatment;
- 4 (2) Providing robust support services for program
5 participants, predicated on assertive engagement
6 instead of coercion;
- 7 (3) Continued tenancy shall not be dependent on
8 participation in treatment services;
- 9 (4) Granting chronically homeless individuals priority as
10 program participants in the pilot program;
- 11 (5) Embracing a harm-reduction approach to addictions,
12 rather than mandating abstinence, while supporting
13 program-participant commitments to recovery; and
- 14 (6) Providing program participants with leases and tenant
15 protections as provided by law.

16 The Hawaii public housing authority, in collaboration with
17 the department of human services, may contract with housing
18 first consultants to effectuate the purpose of this Act.

19 (c) The housing first pilot program shall incorporate the
20 following:

- 21 (1) Identification of target populations, specifically
22 chronically homeless individuals;



1 (2) Developing assessments for the chronically homeless
2 population;

3 (3) Developing service components of the housing first
4 pilot program, including:

5 (A) Financial assistance;

6 (B) In-home case management services;

7 (C) Affordable-housing requirements;

8 (D) Landlord cultivation;

9 (E) Housing-placement requirements; and

10 (F) Support services to move program participants
11 toward self-sufficiency.

12 (d) The housing first pilot program shall establish a goal
13 of having at least fifty participants.

14 (e) As used in this Act, "chronically homeless individual"
15 means a homeless individual who has an addiction, mental
16 illness, or both an addiction and mental illness.

17 SECTION 6. The Hawaii public housing authority, in
18 collaboration with the department of human services, shall
19 submit an interim report to the legislature on the progress of
20 the housing first pilot program no later than twenty days prior
21 to the convening of each regular session, beginning with the
22 regular session of 2011. The Hawaii public housing authority,



1 in collaboration with the department of human services, shall
2 submit a final report to the legislature, including:

- 3 (1) The total number of participants in the housing first
- 4 pilot program;
- 5 (2) The annual costs of the program;
- 6 (3) The types of support services offered;
- 7 (4) Information regarding the duration of services
- 8 required for each individual; and
- 9 (5) Recommendations for the continuation of the project,

10 no later than twenty days prior to the convening of the regular
11 session of 2016.

12 SECTION 7. There is appropriated out of the housing first
13 special fund the sum of \$ or so much thereof as may be
14 necessary for fiscal year 2010-2011 for the housing first pilot
15 program.

16 The sum appropriated shall be expended by the Hawaii public
17 housing authority for the purposes of this Act.

18 SECTION 8. Statutory material to be repealed is bracketed
19 and stricken. New statutory material is underscored.

20 SECTION 9. This Act shall take effect on July 1, 2020, and
21 shall be repealed on June 30, 2016.



Report Title:

Housing First Pilot Program; Conveyance Tax; Appropriation

Description:

Establishes a 5-year housing first pilot program developed by the Hawaii Public Housing Authority, in collaboration with the Department of Human Services, to assist chronically homeless individuals. Increases the conveyance tax by an unspecified amount on properties valued at \$1,200,000 and over to fund the housing first special fund. (HB2318 HD2)

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

