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# A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 PART I

2 SECTION 1. The legislature finds that chronic homelessness  
3 in Hawaii is a serious problem. One of the many barriers faced  
4 by homeless persons is the lack of available rental housing.  
5 The legislature also finds that King county, in Washington  
6 state, created the landlord liaison project in March 2009, to  
7 help homeless clients obtain private market rental housing. The  
8 landlord liaison project created incentives for landlords to  
9 relax their screening criteria for homeless people who face  
10 barriers in accessing permanent housing. In the first ten  
11 months of the project, the King county landlord liaison project  
12 was quite successful. One hundred forty-seven households were  
13 placed in permanent housing, and ninety-six per cent of the  
14 client households retained their housing six months after moving  
15 in. The legislature finds that Hawaii would greatly benefit by  
16 funding a similar housing placement program to help increase the  
17 availability of rental housing for persons who face obstacles in



1 moving from homelessness to permanent housing and persons with  
2 lower incomes who need to find affordable rental housing.

3 The purpose of this part is to appropriate funds for the  
4 housing placement program.

5 SECTION 2. There is appropriated out of the general  
6 revenues of the State of Hawaii the sum of \$ or so much  
7 thereof as may be necessary for fiscal year 2011-2012 and the  
8 same sum or so much thereof as may be necessary for fiscal year  
9 2012-2013 to fund the housing placement program within the  
10 homeless programs office of the department of human services.

11 The sums appropriated shall be expended by the department  
12 of human services for the purposes of this section.

13 PART II

14 SECTION 3. There is appropriated out of the general  
15 revenues of the State of Hawaii the sum of \$ or so  
16 much thereof as may be necessary for fiscal year 2011-2012 and  
17 the same sum or so much thereof as may be necessary for fiscal  
18 year 2012-2013 to improve existing affordable rental housing  
19 stock and increase affordable rental housing units in the State  
20 of Hawaii.



1           The sums appropriated shall be expended by the Hawaii  
2 community development authority for the purposes of this  
3 section.

4           SECTION 4. There is appropriated out of the general  
5 revenues of the State of Hawaii the sum of \$                    or so  
6 much thereof as may be necessary for fiscal year 2011-2012 and  
7 the same sum or so much thereof as may be necessary for fiscal  
8 year 2012-2013 to improve existing affordable rental housing  
9 stock and increase affordable rental housing units in the State  
10 of Hawaii.

11           The sums appropriated shall be expended by the Hawaii  
12 housing finance and development corporation for the purposes of  
13 this section.

14           SECTION 5. There is appropriated out of the general  
15 revenues of the State of Hawaii the sum of \$                    or so  
16 much thereof as may be necessary for fiscal year 2011-2012 and  
17 the same sum or so much thereof as may be necessary for fiscal  
18 year 2012-2013 to improve existing public rental housing stock  
19 and increase public rental housing units in the State of Hawaii.

20           The sums appropriated shall be expended by the Hawaii  
21 public housing authority for the purposes of this section.



1 SECTION 6. There is appropriated out of the general  
2 revenues of the State of Hawaii the sum of \$ or so  
3 much thereof as may be necessary for fiscal year 2011-2012 and  
4 the same sum or so much thereof as may be necessary for fiscal  
5 year 2012-2013 to improve existing affordable rental housing  
6 stock and increase affordable rental housing units in the city  
7 and county of Honolulu.

8 The sums appropriated shall be expended by the city and  
9 county of Honolulu for the purposes of this section.

10 SECTION 7. There is appropriated out of the general  
11 revenues of the State of Hawaii the sum of \$ or so  
12 much thereof as may be necessary for fiscal year 2011-2012 and  
13 the same sum or so much thereof as may be necessary for fiscal  
14 year 2012-2013 to improve existing affordable rental housing  
15 stock and increase rental affordable housing units in the county  
16 of Maui.

17 The sums appropriated shall be expended by the county of  
18 Maui for the purposes of this section.

19 SECTION 8. There is appropriated out of the general  
20 revenues of the State of Hawaii the sum of \$ or so  
21 much thereof as may be necessary for fiscal year 2011-2012 and  
22 the same sum or so much thereof as may be necessary for fiscal



1 year 2012-2013 to improve existing affordable rental housing  
2 stock and increase affordable rental housing units in the county  
3 of Hawaii.

4 The sums appropriated shall be expended by the county of  
5 Hawaii for the purposes of this section.

6 SECTION 9. There is appropriated out of the general  
7 revenues of the State of Hawaii the sum of \$ or so  
8 much thereof as may be necessary for fiscal year 2011-2012 and  
9 the same sum or so much thereof as may be necessary for fiscal  
10 year 2012-2013 to improve existing affordable rental housing  
11 stock and increase affordable rental housing units in the county  
12 of Kauai.

13 The sums appropriated shall be expended by the county of  
14 Kauai for the purposes of this section.

15 PART III

16 SECTION 10. To immediately implement the housing first  
17 program under section 346-378, Hawaii Revised Statutes, the  
18 department of human services shall:

- 19 (1) Identify state, county, and privately-owned real  
20 estate properties statewide that are appropriately  
21 zoned and have necessary infrastructure in place for  
22 the development of affordable rental housing for low-



- 1 income individuals and families under the housing  
2 first program;
- 3 (2) Identify and provide a feasibility and cost analysis  
4 regarding an appropriate site on state, county, or  
5 privately-owned real estate property that is  
6 appropriately zoned and has necessary infrastructure  
7 in place for the development, by new construction or  
8 refurbishing, of an initial housing first program  
9 model housing project that focuses on single-resident  
10 occupancy affordable rental housing; provided that the  
11 site shall be centrally located within an urban core;
- 12 (3) Strive to locate health, social, educational, and  
13 employment services on housing first program project  
14 sites, where appropriate; and
- 15 (4) Identify dedicated funding sources for the housing  
16 first program.

17 SECTION 11. For purposes of section 10 of this Act, the  
18 department of human services shall report its findings and  
19 recommendations to the governor and the legislature no later  
20 than December 1, 2011. The findings and recommendations shall  
21 include:



- 1 (1) The identification of each property by legal owner,  
2 street location, and tax map key number;
- 3 (2) The description of the existing use of each property  
4 and the current zoning designation of the property;
- 5 (3) Information on the value of each property and the  
6 basis of the valuation;
- 7 (4) An analysis of the potential for each property to  
8 implement housing first programs and services; and
- 9 (5) The identification of dedicated funding sources for  
10 housing first programs and services.

11 PART IV

12 SECTION 12. This Act shall take effect on July 1, 2050.



**Report Title:**

Housing Placement Program; Homelessness; Affordable Housing;  
Homeless Programs Office; DHS; Appropriation

**Description:**

Appropriates funds for the housing placement program within the homeless programs office of the Department of Human Services (DHS). Makes appropriations to improve the existing public and affordable rental housing stock and increase public and affordable rental housing units in the State. Requires DHS to immediately implement the housing first program. Effective July 1, 2050. (SB912 HD1)

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

