

---

---

## A BILL FOR AN ACT

RELATING TO HOMELESSNESS.

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

1           SECTION 1. Homelessness is a complex issue that requires a  
2 comprehensive and collaborative approach among public, private,  
3 nonprofit, and other community stakeholders to provide services  
4 and resources to homeless individuals and families, and to  
5 prevent homelessness. Act 279, Session Laws of Hawaii 1992,  
6 established the Hale Kokua project, a two-year homeless  
7 assistance pilot project within the Hawaii housing authority to  
8 provide incentives and assistance to private homeowners in the  
9 city and county of Honolulu who set aside existing dwelling  
10 units, or construct new or improve existing dwelling units, for  
11 rental for a period of five years by families or individuals  
12 classified as homeless under the project.

13           Subsequently, Act 167, Session Laws of Hawaii 1998,  
14 established the Hale Kokua program within the housing and  
15 community development corporation of Hawaii to address the issue  
16 of homelessness by providing housing and job-training for the  
17 State's homeless population. This homeless assistance program  
18 authorized the payment of a state grant and monthly rent



1 supplement to interested property owners who set aside existing  
2 rental space or made improvements or constructed adjoining or  
3 separate dwelling units to rent the units to families or  
4 individuals classified as employed but homeless under the  
5 program. The Hale Kokua program was subsequently placed under  
6 the Hawaii public housing authority by Act 180, Session Laws of  
7 Hawaii 2006; however, the program was later repealed by Act 89,  
8 Session Laws of Hawaii 2010.

9 The legislature finds that homelessness continues to be one  
10 of the primary challenges in the State. According to the  
11 Homelessness Research Institute, Hawaii has the highest rate of  
12 homeless per capita of any state with about forty-five homeless  
13 individuals out of every ten thousand.

14 The purpose of this Act is to assist homeless families and  
15 individuals in the State by establishing the Hale Kokua program  
16 within the department of human services.

17 SECTION 2. Chapter 346, Hawaii Revised Statutes, is  
18 amended by adding a new part to be appropriately designated and  
19 to read as follows:

20 "PART XX. HALE KOKUA PROGRAM

21 §346- Definitions. As used in this part, unless the  
22 context clearly requires otherwise:



1 "Administrator" means the state homeless section  
2 administrator.

3 "Employed but homeless" means any person who is homeless as  
4 defined in section 346-361 and:

- 5 (1) Is employed at least nineteen hours per week; or
- 6 (2) Participates in an employment training program and  
7 does volunteer work for a total of nineteen hours per  
8 week until employment can be found.

9 §346- Hale Kokua program; established. There is  
10 established, within the department, a homeless assistance  
11 program known as the Hale Kokua program, to provide incentives  
12 and assistance to homeowners throughout the State who set aside  
13 existing dwelling units for rental for a period of five years by  
14 families or individuals classified as employed but homeless;  
15 provided that the family or individual shall be:

- 16 (1) Unrelated to the homeowner who sets aside any dwelling  
17 unit for rental under this part; and
- 18 (2) Registered in the State of Hawaii Homeless Management  
19 Information System.

20 The department shall administer the Hale Kokua program and adopt  
21 the standards and framework necessary to implement the program.

22 The program shall be headed by the administrator.



1           §346-     Powers and duties. (a) The department may  
2 contract with private sector agencies to carry out the duties  
3 and responsibilities of the program.

4           Notwithstanding any other law to the contrary, any  
5 contracts entered into by the department with a private sector  
6 agency pursuant to this subsection shall not be subject to  
7 chapters 76 and 89.

8           (b) The duties of the department or contracted agency  
9 shall include:

- 10           (1) Carrying out the requirements of the Hale Kokua  
11               program under this part;
- 12           (2) Developing and adopting the requirements, eligibility,  
13               registration, background check, initial screening  
14               procedures, and procedures for follow-up after  
15               placement to determine the ability to make rental  
16               payments and the need for social services and  
17               referrals for homeless families and individuals to  
18               qualify them as tenants under this program;
- 19           (3) Developing and adopting the requirements, which shall  
20               include a background check, qualifications, and  
21               registration procedures for property owners who  
22               provide rental housing to qualified homeless tenants;



- 1 (4) Developing appropriate procedures to address potential  
2 liabilities of the State;
- 3 (5) Adopting procedures to place qualified homeless  
4 tenants with property owners participating in the  
5 program. Participating property owners shall  
6 interview and make final tenant selection from lists  
7 of prospective tenants compiled by the department or  
8 the contracted agency;
- 9 (6) Establishing the procedures and requirements for the  
10 disbursement of rental subsidies and the amounts  
11 thereof to property owners participating in the  
12 program;
- 13 (7) Working with the counties to develop and propose  
14 uniform incentives to encourage and facilitate the  
15 participation of property owners;
- 16 (8) Monitoring the financial status and progress of  
17 homeless tenants in the program and cooperating with  
18 other agencies in establishing and coordinating job  
19 training and other programs to help tenants to  
20 progress toward self-sufficiency;
- 21 (9) Promoting and assisting in the development of  
22 employer-employee relationships between homeless



1 tenants and participating property owners including,  
2 but not limited to, tenant caretaker, housekeeper, or  
3 groundskeeper employment situations;

4 (10) Working towards seeking financial, in-kind, and  
5 administrative assistance from law enforcement and  
6 other state and county agencies and the private sector  
7 to implement the program;

8 (11) Working towards securing funding assistance from  
9 federal agencies and programs involved in housing  
10 development, job-training, or homeless assistance;

11 (12) Monitoring the progress of the program, and collecting  
12 annual statistics showing the numbers of homeless  
13 persons, homeless families, and homeless children,  
14 using appropriate measurement systems; and

15 (13) Preparing recommendations to improve and expand the  
16 program including but not limited to incentives for  
17 participating property owners to sign up for  
18 additional terms.

19 §346- Homeowner participation; limitation; payments and  
20 assistance. (a) The department shall limit participation to  
21 not more than ten property owners within each census tract at  
22 any given period in time, without regard to the existence or



1 operation of shelters and other facilities to aid the homeless  
2 in the tract. The department or contracted agency shall notify  
3 prospective participants registered on the waiting list in each  
4 census tract of the opportunity to participate in the program as  
5 these opportunities may arise in each tract.

6 (b) Assistance to any qualified property owner providing  
7 rental housing to any homeless tenant under this part for a  
8 period of five years shall include at least one of the  
9 following:

- 10 (1) The payment of a monthly state rent subsidy to  
11 supplement the monthly rental payments made by the  
12 homeless tenant;
- 13 (2) Real property tax rate waivers or reductions proposed  
14 by the department and approved by the council of the  
15 county in which the property is located; or
- 16 (3) Other incentives consistent with the purposes of this  
17 part to assist in the participation of property owners  
18 under the program.

19 §346- Availability of funding. All rental subsidies and  
20 payments allocated by the program under this part shall be  
21 subject to the availability of funds."



1 SECTION 3. There is appropriated out of the general  
 2 revenues of the State of Hawaii the sum of \$ or so much  
 3 thereof as may be necessary for fiscal year 2014-2015 to:

- 4 (1) Establish one full-time equivalent (1.00 FTE)  
 5 permanent state homeless section administrator in the  
 6 department of human services to head and oversee the  
 7 Hale Kokua program;  
 8 (2) Implement the Hale Kokua program; and  
 9 (3) Carry out the purposes of this Act.

10 The sum appropriated shall be expended by the department of  
 11 human services for the purposes of this Act.

12 SECTION 4. This Act shall take effect upon its approval;  
 13 provided that section 3 shall take effect on July 1, 2014.

14

INTRODUCED BY:

<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>
<u><i>Melie Carrion</i></u>	<u><i>[Signature]</i></u>
<u><i>Karen Luana</i></u>	<u><i>Rickie Antonelle</i></u>
<u><i>[Signature]</i></u>	<u><i>Brend Kobayashi</i></u>
<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>
<u><i>Kal Rhoads</i></u>	<u><i>[Signature]</i></u>
	<u><i>[Signature]</i></u>
	<u><i>[Signature]</i></u>



Tom Brown

On

Myself

Trish

F. Zell

Hickshorn

JAN 17 2014



# H.B. NO. 1841

**Report Title:**

Homeless; Hale Kokua Program; Appropriation

**Description:**

Establishes the Hale Kokua Program, within the Department of Human Services to incentivize homeowners statewide to set aside dwelling units for rental by families or individuals classified as employed but homeless. Appropriates funds.

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

