
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. Section 356D-43, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "~~§356D-43~~ Rentals; leases. (a) Notwithstanding
4 any other law to the contrary, the authority shall fix the rates
5 of the rentals for dwelling units and other facilities in state
6 low-income housing projects provided for by this subpart, at
7 rates that will produce revenues that will be sufficient to pay
8 all expenses of management, operation, and maintenance,
9 including the cost of insurance, a proportionate share of the
10 administrative expenses of the authority to be fixed by it, and
11 the costs of repairs, equipment, and improvements, to the end
12 that the state low-income housing projects shall be and always
13 remain self-supporting. The authority, in its discretion, may
14 fix the rates in amounts as will produce additional revenues (in
15 addition to the foregoing) sufficient to amortize the cost of
16 the state low-income housing project or projects, including
17 equipment, over a period or periods of time that the authority
18 may deem advisable.



1 (b) Notwithstanding any other law to the contrary, if:
2 (1) Any state low-income housing project or projects have
3 been specified in any resolution of issuance adopted
4 pursuant to part I;
5 (2) The income or revenues from any project or projects
6 have been pledged by the authority to the payment of
7 any bonds issued under part I; or
8 (3) Any of the property of any state low-income housing
9 project or projects is security for the bonds,
10 the authority shall fix the rates of the rentals for dwelling
11 units and other facilities in the state low-income housing
12 project or projects so specified or encumbered at increased
13 rates that will produce the revenues required by subsection (a)
14 and, in addition, those amounts that may be required by part I,
15 by any resolution of issuance adopted under part I, and by any
16 bonds or mortgage or other security issued or given under part
17 I.

18 (c) No tenant, except for persons sixty-five years of age
19 and older and persons who are precluded from employment by a
20 physical or mental disability, shall rent, lease, or occupy any
21 dwelling unit in a state low-income housing project for more
22 than five consecutive years; provided that this subsection shall



1 not apply to housing projects subsidized by the federal
 2 government; provided further that this subsection shall not
 3 apply if it conflicts with any federal law, or if the
 4 application of this subsection will disqualify any state agency
 5 from receiving federal funds or aid.

6 (d) For purposes of this section, "state low-income
 7 housing project" shall have the same meaning as in section 356D-
 8 51."

9 SECTION 2. Statutory material to be repealed is bracketed
 10 and stricken. New statutory material is underscored.

11 SECTION 3. This Act shall take effect upon its approval
 12 and shall apply to existing and future tenants of state low-
 13 income housing projects.

14

INTRODUCED BY:

Jay Souder

Richard P. Rattomalla

James W. Gray

My [Signature]

Richard Lewis

Tom Brown

Cindy Evans

on



H.B. NO. 2961

Report Title:

Low-income Public Housing; Rental Leases

Description:

Restricts occupancy in state low-income housing to no more than 5 consecutive years. Exempts elderly and disabled tenants.

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

