

---

---

# A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 **PART I**

2 SECTION 1. The legislature finds that affordable housing  
3 is a serious concern for many Hawaii residents. According to  
4 the 2011 Hawaii housing planning study, up to 50,000 new housing  
5 units will need to be built by 2016 to meet the new demand  
6 generated by changing demographics and economic conditions.  
7 Failure to produce sufficient units for low- and moderate-income  
8 households will cause pent-up demand in these market segments.

9 The legislature also finds that according to the Hawaii  
10 public housing authority annual report for fiscal year 2014, the  
11 Hawaii public housing authority's fifty-year-old public housing  
12 stock is in need of repairs, with a backlog estimated at  
13 \$754,000,000.

14 The purpose of this Act is to appropriate funds to various  
15 housing agencies to increase the supply of affordable and public  
16 housing units in the State and to support the State's housing  
17 first programs in assisting Hawaii's chronically homeless who



1 are often the most vulnerable, most visible, and most difficult  
2 to serve.

3 **PART II**

4 SECTION 2. The director of finance is authorized to issue  
5 general obligation bonds in the sum of \$ or so much  
6 thereof as may be necessary and the same sum or so much thereof  
7 as may be necessary is appropriated for fiscal year 2015-2016  
8 for deposit into the rental housing trust fund established  
9 pursuant to section 201H-202, Hawaii Revised Statutes.

10 SECTION 3. There is appropriated out of the rental housing  
11 trust fund the sum of \$ or so much thereof as may be  
12 necessary for fiscal year 2015-2016 for the purposes set forth  
13 in section 201H-202, Hawaii Revised Statutes.

14 The sum appropriated shall be expended by the Hawaii  
15 housing finance and development corporation for the purposes of  
16 this part.

17 **PART III**

18 SECTION 4. The director of finance is authorized to issue  
19 general obligation bonds in the sum of \$ or so much  
20 thereof as may be necessary and the same sum or so much thereof  
21 as may be necessary is appropriated for fiscal year 2015-2016 to



1 be deposited into the dwelling unit revolving fund established  
2 pursuant to section 201H-191, Hawaii Revised Statutes.

3 SECTION 5. There is appropriated out of the dwelling unit  
4 revolving fund the sum of \$ or so much thereof as may be  
5 necessary for fiscal year 2015-2016 for the development of  
6 infrastructure and improvements of on-site and off-site  
7 development.

8 The sum appropriated shall be expended by the Hawaii  
9 housing finance and development corporation for the purposes of  
10 this part.

11 **PART IV**

12 SECTION 6. The director of finance is authorized to issue  
13 general obligation bonds in the sum of \$ or so much  
14 thereof as may be necessary and the same sum or so much thereof  
15 as may be necessary is appropriated for fiscal year 2015-2016  
16 for the construction of micro apartment housing units.

17 For the purposes of this part, "micro apartment housing  
18 unit" means a dwelling unit with a total floor area of not less  
19 than two hundred twenty square feet, and not more than three  
20 hundred twenty square feet for not more than two occupants, and  
21 containing a separate closet, kitchen sink, cooking appliance,



1 refrigeration facilities, and separate bathroom containing a  
2 toilet and a bathtub or shower. The minimum and maximum total  
3 floor area shall increase an additional one hundred square feet  
4 for each occupant in excess of two.

5 The sum appropriated shall be expended by the Hawaii  
6 housing finance and development corporation for the purposes of  
7 this part.

8 **PART V**

9 SECTION 7. The legislature finds that housing first  
10 programs are a collaborative effort between the department of  
11 human services and the United States Department of Housing and  
12 Urban Development that provides housing and support services for  
13 the chronically homeless, including those who have an addiction  
14 or mental illness, or both. The principles of housing first  
15 programs include:

- 16 (1) Moving the chronically homeless into housing directly  
17 from streets and the shelters without a precondition  
18 of accepting or complying with treatment;
- 19 (2) Providing robust support services for program  
20 participants that are predicated on assertive  
21 engagement rather than coercion;



- 1 (3) Granting the chronically homeless priority as program
- 2 participants in housing first programs;
- 3 (4) Embracing a harm-reduction approach to addictions
- 4 rather than mandating abstinence while supporting
- 5 program participant commitments to recovery; and
- 6 (5) Providing program participants with leases and tenant
- 7 protections as provided by law.

8 The housing first programs in the State closely resemble  
9 the requirements of the United States Department of Housing and  
10 Urban Development shelter plus care program and the Veterans  
11 Administration veteran's assisted supportive housing voucher  
12 program for homeless veterans. In its December 2011 report to  
13 the legislature pursuant to section 346-378, Hawaii Revised  
14 Statutes, the department of human services reported that the  
15 State has six hundred fifty-eight permanent housing placements  
16 plus support services through the shelter plus care and  
17 veteran's assisted supportive housing voucher programs.

18 The purpose of this part is to appropriate funds to the  
19 department of human services to support the State's housing  
20 first programs in assisting Hawaii's chronically homeless who

1 are often the most vulnerable, most visible, and most difficult  
2 to serve.

3 SECTION 8. There is appropriated out of the general  
4 revenues of the State of Hawaii the sum of \$ or so much  
5 thereof as may be necessary for fiscal year 2015-2016 and the  
6 same sum or so much thereof as may be necessary for fiscal year  
7 2016-2017 to be deposited to the credit of the housing first  
8 special fund established under section 346-377, Hawaii Revised  
9 Statutes.

10 SECTION 9. There is appropriated out of the housing first  
11 special fund the sum of \$ or so much thereof as may be  
12 necessary for fiscal year 2015-2016 and the same sum or so much  
13 thereof as may be necessary for fiscal year 2016-2017 for the  
14 department of human services to continue to administer housing  
15 first programs for chronically homeless in the State.

16 The sums appropriated shall be expended by the department  
17 of human services for the purposes of this part.

18 PART VI

19 SECTION 10. The appropriations made in parts II, III, and  
20 IV of this Act shall not lapse at the end of the fiscal biennium  
21 for which the appropriation is made; provided that all moneys



1 from the appropriation unencumbered as of June 30, 2018, shall  
2 lapse as of that date.

3 SECTION 11. This Act shall take effect on July 1, 2050.



**Report Title:**

Appropriation; Kupuna Caucus; Housing Omnibus; Affordable Housing; Housing First

**Description:**

Authorizes the issuance of general obligation bonds and the appropriation of funds for deposit into the rental housing trust fund and the dwelling unit revolving fund to finance affordable rental housing development and infrastructure development. Authorizes the issuance of general obligation bonds and the appropriation of funds for the construction of micro apartment housing units. Appropriates funds to the department of human services to continue to administer housing first programs for chronically homeless. Effective 7/1/2050. (SD2)

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

