
A BILL FOR AN ACT

RELATING TO HOMELESSNESS.

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

1 SECTION 1. For many years, the State has used homeless
2 shelters and transitional group homes as an interim measure
3 while attempting to place as many persons experiencing
4 homelessness as possible into subsidized rentals and
5 traditionally-constructed apartments. Economic constraints,
6 construction delays, and landlords' resistance to accepting
7 homeless tenants have made the supply of subsidized rentals and
8 traditionally-constructed housing inadequate to meet the demand
9 by persons experiencing homelessness. In addition, many persons
10 who struggle with mental illness or substance abuse are forced
11 to live unsheltered because they cannot reside in close quarters
12 with others in a shelter or group home.

13 However, recent technological innovations have made it
14 possible to build enough dwellings for every homeless person in
15 Hawaii at a lower cost than what the State spends on the
16 ancillary costs for unsheltered and nomadic homeless persons.
17 These innovations will allow the State to place more individuals



1 experiencing homelessness into housing more expeditiously and in
2 accordance with housing first principles.

3 Multiple national studies show that housing first programs
4 are enormously effective, mostly because the programs combine
5 the stability of a permanent home with supportive services and
6 treatment. As a result, housing first programs also foster
7 recovery from addiction, mental illness, and other afflictions
8 of homeless persons.

9 The legislature finds that chronic, unsheltered, nomadic
10 homelessness is a humanitarian disaster endangering public
11 health and safety. The legislature also finds that there is
12 sufficient under- or unutilized state land suitable for the
13 construction of homeless villages. The legislature further
14 finds that the use of current technology to build homeless
15 villages on state land will allow the State to create housing
16 and implement housing first principles on a scale large enough
17 to greatly reduce, if not end, homelessness in Hawaii.

18 The purpose of this Act is to increase efforts to reduce
19 homelessness by:



- 1 (1) Requiring the governor to identify certain parcels of
2 state land for the purpose of establishing homeless
3 villages for individuals experiencing homelessness;
- 4 (2) Requiring the department of human services to provide
5 assessments, services, and referral services for
6 individuals within the homeless villages under a
7 housing first paradigm; and
- 8 (3) Requiring the department of human services, in
9 consultation with the governor, to submit reports to
10 the legislature identifying parcels of land to
11 establish a homeless village and any findings and
12 recommendations relating to the Puuhonua homeless
13 villages program.

14 SECTION 2. This Act shall be known as the Puuhonua
15 Homeless Villages Act.

16 SECTION 3. (a) The governor shall take all steps and
17 engage in all actions necessary to identify parcels of state
18 land for the purpose of providing housing and supportive
19 services to homeless persons.

20 (b) The governor shall submit a report to the legislature
21 no later than twenty days prior to the convening of each regular



1 session on the progress made in acquiring the parcels of state
2 land specified in subsection (a) until all required parcels of
3 land have been acquired for the purposes of this Act.

4 SECTION 4. (a) There is established within the department
5 of human services a Puuhonua homeless villages program. The
6 program shall provide housing and supportive services to
7 individuals experiencing homelessness under a housing first
8 paradigm. A minimum of homes shall be completed within
9 two years after the effective date of this Act or two years
10 after the date the governor makes the applicable land available
11 for the Puuhonua homeless villages program, whichever occurs
12 later.

13 (b) Each homeless village shall:

14 (1) Be a minimum of one-half acre in size and contain no
15 more than one hundred homes;

16 (2) Have a community center, which the department of human
17 services shall make reasonable efforts to complete at
18 a cost of \$100,000 or less for each community center,
19 that includes:

20 (A) Communal showers;

21 (B) Bathrooms;



- 1 (C) A kitchen;
- 2 (D) Lockers for residents' valuables;
- 3 (E) Mailboxes for incoming mail; and
- 4 (F) A multipurpose room for residential meetings and
- 5 supportive services; and
- 6 (3) Have systems to dispose of trash and other waste.
- 7 (c) Each home within the homeless village shall adhere to
- 8 the following requirements:
 - 9 (1) The construction cost for each home shall not exceed
 - 10 \$15,000;
 - 11 (2) Each home shall have at least three hundred square
 - 12 feet of living space, electricity with lighting, and a
 - 13 minimum of eight standard electrical outlets;
 - 14 (3) Each home shall be a private dwelling for an
 - 15 individual or family experiencing homelessness;
 - 16 provided that unrelated individuals shall not be
 - 17 required to share a home; and
 - 18 (4) At least fifty per cent of the manufacturing labor
 - 19 costs of each home shall be expended in Hawaii, as
 - 20 evidenced by Hawaii wages paid that are subject to
 - 21 Hawaii income tax withholding for each home, relative



1 to all other labor costs for manufacturing of each
2 home.

3 (d) Individuals or families experiencing homelessness
4 shall be charged the cost of rent, utilities, and supportive
5 services as follows:

6 (1) Individuals and families experiencing homelessness and
7 who have no income shall not be charged;

8 (2) Individuals experiencing homelessness and who have
9 income shall not be charged more than twenty per cent
10 of the individual's gross monthly income; and

11 (3) Families experiencing homelessness and who have income
12 shall not be charged more than twenty per cent of the
13 family's aggregate monthly income, less \$100 per month
14 for each dependent family member that resides in the
15 home;

16 provided that the department may adjust these amounts for
17 inflation.

18 (e) The department of human services shall:

19 (1) Adopt rules pursuant to chapter 91, Hawaii Revised
20 Statutes, as well as policies and procedures, for the



1 purpose of qualifying applicants for residency under
2 the Puuhonua homeless villages program; provided that:

3 (A) Qualification rules, policies, and procedures
4 shall be consistent with the rules, policies, and
5 procedures of the United States Department of
6 Housing and Urban Development's Coordinated Entry
7 System;

8 (B) Qualification procedures provide for rapid
9 admission, to the extent possible; and

10 (C) Qualification procedures use the least
11 restrictive standards practicable;

12 (2) Establish rules for residents of the homeless villages
13 that shall be reasonably consistent with housing first
14 principles and shall make reasonable efforts to allow
15 residents to participate in self-government;

16 (3) Collaborate with appropriate departmental personnel
17 and state and county law enforcement agencies to
18 provide security for the Puuhonua homeless villages
19 program; and



1 (4) Work with appropriate agencies to ensure that
2 residents of the homeless villages have reasonable
3 access to public transportation.

4 (f) All state and county permitting and construction fees
5 shall be waived for the homes and homeless village structures
6 constructed pursuant to this Act.

7 (g) The department of human services, in conjunction with
8 the governor, shall hold a public meeting prior to the
9 establishment of a homeless village.

10 (h) The department of human services, in consultation with
11 the governor, shall submit a report to the legislature on the
12 progress made in acquiring the parcels of state land identified
13 in section 3 of this Act no later than twenty days prior to the
14 convening of the regular session of 2020.

15 SECTION 5. There is appropriated out of the general
16 revenues of the State of Hawaii the sum of \$ or so
17 much thereof as may be necessary for fiscal year 2018-2019 to
18 establish the Puuhonua homeless villages program and construct
19 homes and infrastructure as required by this Act.

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



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 2018-2019 for
4 the management, maintenance, and day-to-day operations of
5 Puuhonua homeless villages as required by this Act.

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

8 SECTION 7. This Act shall take effect on July 1, 3000.

9



Report Title:

Puuhonua Homeless Villages Program; Appropriation; Homelessness; Department of Human Services; Report; Public Meeting

Description:

Requires the Governor to identify available state land for the establishment of a homelessness village. Establishes the Puuhonua Homeless Villages program. Requires the Department of Human Services, in conjunction with the Governor, to hold a public meeting prior to the establishment of a homeless village. Requires the Department of Human Services, in consultation with the Governor, to report to the legislature. Makes an appropriation. Effective 7/1/3000. (SD2)

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