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# A BILL FOR AN ACT

RELATING TO HOMELESSNESS.

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

1 PART I

2 SECTION 1. The legislature finds that homelessness is a  
3 critical issue in the State. The legislature further finds that  
4 reducing the unemployment rate is an important step in  
5 addressing homelessness in Hawaii. Proper training will enable  
6 a person to develop the skills necessary to be marketable in the  
7 workforce. The lack of financial resources can often make  
8 receiving proper training unattainable.

9 The purpose of this part is to address homelessness in the  
10 State by mandating that the department of labor and industrial  
11 relations establish a stipend program for unemployed persons who  
12 are currently enrolled in and receiving training from an  
13 employment training program approved by the department of labor  
14 and industrial relations.

15 SECTION 2. (a) Effective January 1, , the department  
16 of labor and industrial relations shall establish a program that  
17 provides a stipend for unemployed persons who are currently



1 enrolled in and receiving training from an employment training  
2 program approved by the department of labor and industrial  
3 relations in accordance with subsection (b).

4 (b) In establishing the program, the department of labor  
5 and industrial relations shall adopt rules pursuant to chapter  
6 91, Hawaii Revised Statutes, which include:

7 (1) Eligibility requirements for the receipt of a training  
8 stipend;

9 (2) A list of approved employment training programs; and

10 (3) The stipend amount.

11 (c) The department of labor and industrial relations shall  
12 submit a written report of its findings and recommendations on  
13 the program established by this part, including any proposed  
14 legislation, to the legislature no later than twenty days prior  
15 to the convening of the regular session of 2017.

16 PART II

17 SECTION 3. The legislature finds that there is a shortage  
18 of affordable rental housing units to accommodate individuals  
19 and families requiring section 8 tenant-based housing  
20 assistance. The legislature further finds that many landlords  
21 are hesitant to rent their property to section 8 tenants. One



1 of the concerns raised by landlords is the fear of not being  
2 able to recover the costs of repairing damage to their property  
3 when those costs exceed the amount of the security deposit.

4 The purpose of this part is to encourage landlords to rent  
5 to section 8 tenants by requiring the department of commerce and  
6 consumer affairs to establish a program to offer dwelling  
7 insurance policies for landlords renting to section 8 tenants.

8 SECTION 4. (a) The department of commerce and consumer  
9 affairs shall establish a program to offer dwelling insurance  
10 policies to landlords that rent their property to section 8  
11 tenants beginning January 1, . The department of commerce  
12 and consumer affairs, with the cooperation of the Hawaii public  
13 housing authority, shall establish the framework for  
14 establishing the insurance program pursuant to this part.

15 (b) No later than twenty days prior to the convening of  
16 the regular session of 2017, the department of commerce and  
17 consumer affairs shall submit a written report to the  
18 legislature consisting of its findings and recommendations to  
19 effectuate this part, including proposed legislation to  
20 establish the insurance program.



1 PART III

2 SECTION 5. The purpose of this part is to establish a  
3 conveyance tax credit to encourage owners of real property to  
4 sell to first-time homebuyers.

5 SECTION 6. Chapter 247, Hawaii Revised Statutes, is  
6 amended by adding a new section to be appropriately designated  
7 and to read as follows:

8 "§247- Tax credit; first-time homebuyer. (a) There  
9 shall be a tax credit of no more than \$ allowed to each  
10 grantor, lessor, sublessor, assignor, transferor, seller,  
11 conveyor, or any other person conveying realty, or any interest  
12 therein, by a document or instrument subject to section 247-1 to  
13 an eligible first-time homebuyer.

14 (b) The department of taxation shall adopt rules pursuant  
15 to chapter 91 that include eligibility requirements for first-  
16 time homebuyers."

17 PART IV

18 SECTION 7. New statutory material is underscored.

19 SECTION 8. If any provision of this Act, or the  
20 application thereof to any person or circumstance, is held  
21 invalid, the invalidity does not affect other provisions or



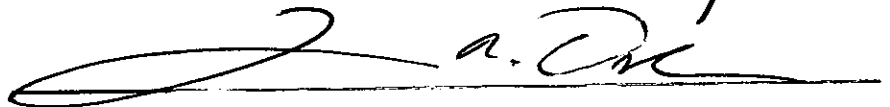
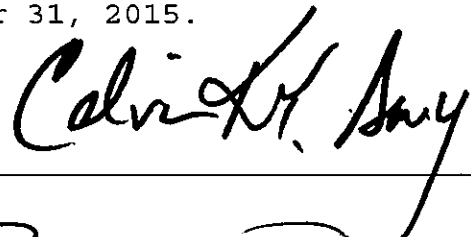
# H.B. NO. 1640

1 applications of the Act that can be given effect without the  
2 invalid provision or application, and to this end the provisions  
3 of this Act are severable.

4 SECTION 9. This Act, upon its approval, shall apply to  
5 taxable years beginning after December 31, 2015.

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INTRODUCED BY: \_\_\_\_\_



JAN 20 2016



# H.B. NO. 1640

**Report Title:**

Homelessness; Tax Credit; Insurance; Stipend

**Description:**

Requires the Department of Labor and Industrial Relations to establish a stipend program for qualified individuals currently enrolled in job training programs. Requires the Department of Commerce and Consumer Affairs to establish a program to offer insurance policies to landlords who rent to section 8 tenants. Establishes a tax credit for sellers who convey an interest in real property to a qualified first-time homebuyer.

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

