HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
February 18, 2016
9:00 a.m.

AGENDA

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

Regular Meeting Minutes, January 21, 2016 ***(Pages 4 – 47)***
Executive Session Minutes, November 19, 2015 (not for public distribution)

III. PUBLIC TESTIMONY

Public testimony on any item relevant to this agenda shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

IV. FOR ACTION

A. **MOTION**: To Adopt Board Resolution No. 16-01 Expressing Deepest Sympathy and Appreciation to Family of the Late John C. Wong, Deputy Attorney General ***(Pages 48 – 49)***

B. **MOTION:** To Reappoint the Following Individuals for Four -Year Terms: ***(Pages 50 – 58)***
   1. Robert G. Hill to the Maui Eviction Board
   2. Arde Long-Yamashita to the Kauai Eviction Board; and

   To Appoint the Following Individual for a Four Year Term:
   1. Jennifer K. De La Cruz to the Hilo Eviction Board.

C. **MOTION**: To Authorize the Executive Director to Execute the Capital Fund Program Amendment No. 153 (form HUD 52840-A) to the Consolidated Annual Contributions Contract to Accept $9,184,654 in Federal Funds under the U.S. Department of Housing and Urban Development's Capital Fund Program and to Undertake All Actions Necessary to Implement the Grant ***(Pages 59 – 64)***

V. FOR INFORMATION/FOR DISCUSSION *(Pages 65 – 204)*

A. For Information: Hawaii Public Housing Authority Legislative Update – Bill Tracking and Bills of Interest, Including Senate Bills (SB) and House Bills (HB) as follows:

SB 2087	Appropriations for housing programs;
SB 2089	Exempts rental subsidy payments for Section 8 from the State general excise tax;
SB 2091	Appropriates funds for the repair and maintenance of existing public housing stock in the State.
SB 2211	Appropriates funds to the Department of Human Services to target youths who live in public housing at risk of engaging in gang activities;
SB 2275	Authorizes issuance of general obligation bonds and appropriates funds for repair and maintenance of public housing projects managed by the Hawaii Public Housing Authority;
SB 2343	Prohibits the Hawaii Public Housing Authority from limiting the number of tenants in the Section 8 Housing Choice Voucher program that may occupy a single tax map key property;
SB 2509	Establishes a seven-year limit on tenants in state low-income housing projects;
SB 2561	Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units ready for occupancy between 01/01/17 and 12/31/26, and establishes a temporary special action team on rental housing to recommend actions by the governor to achieve the goal;
SB 2563	Makes the projects of the Hawaii Public Housing Authority eligible for grants from the rental housing revolving fund;
SB 2564	Transfers the State Rent Supplement program from the Hawaii Public Housing Authority to the Department of Human Services on 07/01/17;
SB 2565	Repeals the State Housing Sales program of the Hawaii Public Housing Authority;
SB 2734	Authorizes funds for deposit into the dwelling unit revolving fund for the development of infrastructure and improvements of on-site and off-site development;
SB 2834	Authorizes creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund and use of the Dwelling Unit Revolving Fund to finance regional state infrastructure improvements in areas of planned growth;
SB 2876	Exempts Hawaii Public Housing Authority lands from the definition of "public lands" in section 171-2, Hawaii Revised Statutes;
SB 2998	Appropriates funds for repair and maintenance of existing public housing stock in the State;
SB 3077	Establishes a transit-oriented development advisory;

HB 1640	Requires the Hawaii Public Housing Authority to establish a program to offer insurance policies to landlords who rent to Section 8 tenants;
HB 1901	Requires any state or county agency that employs personnel whose job duties require or may require intervention in a domestic violence situation to provide such employees with a minimum of 15 hours of domestic violence intervention training;
HB 1958	Exempts rental subsidy payments for Section 8 and Housing First Programs from the State general excise tax;
HB 1986	Appropriates funds to the Department of Human Services to target youths who live in public housing who are at risk of engaging in gang activities;
HB 2097	Requires the Hawaii Public Housing Authority to coordinate with the Office of Planning and work in conjunction with the Hawaii Housing Finance and Development Corporation when developing a public housing project on property within one-half mile of a transit station;
HB 2244	Makes various appropriations for various housing programs; and
HB 2246	Establishes a seven-year limit on tenants in state low-income housing projects.

VI. EXECUTIVE DIRECTOR'S REPORT *(Pages 205 – 238)*

- Property Management and Maintenance Services Branch Activities and Program Status for the Month of January 2016
- Section 8 Subsidy Programs Lease Up;
- Mixed-Finance, Public-Private Partnership at Kuhio Park Terrace, Mayor Wright Homes, and School Street Offices.
- Contracts Executed During January 2016

(Note that the HPHA's Board of Directors may call for a recess during the course of the meeting in the event that HPHA Management is requested to appear before the Legislature and reconvene at a later time to be announced at the meeting.)

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Didi Ahakuelo-Kepa at (808) 832-4694 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A,
HONOLULU, HAWAII 96817
ON THURSDAY, JANUARY 21, 2016
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting at 1002 North School Street, on Thursday, January 21, 2016 at 9:14 a.m. Chairperson Pono Shim called the meeting to order. Those present were as follows:

PRESENT: Director Pono Shim, Chairperson
Director Alena Medeiros, Vice Chairperson
Director Jason Espero, Secretary
Director George De Mello
Director Lisa Darcy
Director Laura Smith
Director Rachael Wong
Director En Young

Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Elizabeth Kim
Director Myoung Oh

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Dawn Takeuchi Apuna, Chief Planner
Kiriko Oishi, Chief Compliance Officer
Chong Gu, Chief Financial Management Advisor
Rick Sogawa, Procurement Officer
Becky Choi, State Housing Development Administrator
Stephanie Fo, Section 8 Subsidy Programs Branch Chief
Joanna Renken, Supervising Public Housing Manager
Shirley Befitel, Personnel Supervisor
Renee Blondin-Nip, Hearings Officer
Gary Nakatsu, IT Officer
Dean Sakata, Housing Development Specialist
Sam Liu, Property Management Specialist
Kau`i Martinez, Resident Services Program Specialist
Vandeth Sek, Resident Services Program Specialist
Deidra Ahakuelo-Kepa, Secretary

OTHERS PRESENT (and signing in as):

Ene Augafa, Mayor Wright Homes tenant
Uilani Goods, Medical-Legal Partnership
Fetu Kolio, private resident
Andrew Nakoa, Sr., Mayor Wright Homes tenant
Apelaamo Sulu, Mayor Wright Homes tenant
June Talia, Kuhio Park Terrace tenant
Segia To'o, Mayor Wright Homes tenant

Proceedings:

Chairperson Shim declared a quorum present. Chairperson Shim noted that Director Smith would be late.

Approval of Minutes:

Director Medeiros moved,

To approve the Regular Meeting Minutes of December 17, 2015.

The minutes were approved as presented; Director Wong abstained.

Chairperson Shim deferred approval of the minutes for the following:

Executive Session, November 19, 2015
Executive Session, December 17, 2015

Public Testimony:

June Talia, resident of Kuhio Park Terrace, thanked Executive Director Ouansafi and Section 8 Branch Chief Stephanie Fo for meeting with the elderly residents in her community.

Ms. Talia expressed concerns about the proposed $25 late fee for tenants who do not pay their rent on time. She explained how she often paid the $20 late fee for other tenants who could not afford the late fee while she was working for Interstate Realty Management at the Towers of Kuhio Park. Ms. Talia also stated that she understood that tenants are signing an agreement to pay their rent on time and that the private market late fees are as high as $75, however, she does not understand why the HPHA's late fee would be $25 which is higher than the $20 late fee at Kuhio Park Terrace.

Ms. Talia stated that she believes that public housing tenants should allow their family members to live in their rental units. She feels this would help the homeless situation. She experienced this with her own family when her son and his wife and four children were not allowed to move into her public housing unit.

Apelaamo Sulu, resident at Mayor Wright Homes, requested a private walkway to his public housing unit. He stated that the HPHA's photos of the area fronting his unit are not adequate to show the area where he is requesting a walkway and presented the Board with photos of his own. Mr. Sulu stated that he does not need a ramp, but needs a personal walkway installed so that he does not need to pass in front of his neighbor's unit and to deter the cats from defecating in front of his unit. He complained of the smell from the cats. Mr. Sulu does not understand why his request was denied as he uses a wheelchair. He stated that other tenants at Mayor Wright Homes have been provided a private walkway and does not understand why his request was denied. He stated that the Board should be able to help with his request.

Segia To`o, resident at Mayor Wright Homes, stated that she wanted to echo the concerns of her husband (Mr. Sulu). She complained of the smell in front of their unit and stated that her family does not want to eat in front of the unit because of the smell. Ms. To`o further complained that staff photos did not show where the walkway could be installed and that her neighbor gets upset that they have to share the sidewalk. She also agreed that tenants should not be made to pay a $25 late fee when the rent is not paid on time. Ms. To`o complained that the Micronesian children are making chickens fight on the property. She further reported that the Micronesian family on the second floor throws rubbish over the rail and that the Property Manager does not address the situation.

Fetu Kolio, private resident, stated that if the HPHA is going to present itself like a judicial system agency, it needs to handle its rules through the Legislature and also have public defenders assisting the tenants. He stated that the HPHA should not be allowed to have a court and a jury without providing public defenders and should not be defining the laws. He stated that he agrees with the definition of criminal activity, but when the HPHA includes other activities, such as drug use or other criminal activities, in the definition then HPHA must provide a public defender for tenants in the eviction process similar to the judicial system. Mr. Kolio further stated that he understands that the HPHA means well by updating its rules, but that legal agencies will be able to see the loop holes in the rules. Mr. Kolio also stated that he does not agree that a tenant who is prosecuted should be evicted from public housing, because those people are entitled to housing under the Americans with Disabilities Act (ADA). Mr. Kolio stated that people who are disabled are protected from prosecution under the ADA requirements and the Supreme Court agrees with that.

Andrew Nakoa, Sr. resident at Mayor Wright Homes, stated that he opposes the $25 fee for late payment of rent. Mr. Nakoa reported that last year he filed a grievance about miscalculation of his rent and that he prevailed at the grievance hearing. He stated that

low income housing is for people who cannot afford private market rentals and thus it is not fair to charge tenants a late fee. He complained that there are a lot of rules imposed on public housing tenants and that the Board must recognize that the actions they take affect their lives. Mr. Nakoa stated that tenants should be allowed to live freely in their units without so many rules. He stated that the Legislature should be informed about how strict the rules are (e.g., no smoking and no fireworks) at Mayor Wright Homes. He complained that tenants should not have to perform community service to live in public housing and feels that tenants are being punished for being poor. Mr. Nakoa recommended that the Manager at his property be removed because the tenants do not like her.

June Talia, resident of Kuhio Park Terrace, stated that she is in a situation where her family owes back rent due to her daughter-in-law being sanctioned. She needs her daughter-in-law to assist her due to her failing health, but does not have the money to pay for the late fees. She used to work and could help the other tenants who could not pay the late fees, but now that she does not work it is more difficult.

For Action:

Director Espero moved,

> **To Appoint the Ms. Jodie Aiona to a Four -Year Term on the Hawaii Public Housing Authority's Hilo Eviction Board**

Director Darcy asked whether it would be appropriate for her to abstain as she does not know the person, other than knowing what was provided in the board packet and resume.

Chairperson Shim responded that the Board can ask questions at the meeting about the appointee.

Prior to starting, Executive Director Ouansafi expressed condolences to the family of the Late Stanley Young, former Oahu Eviction Board Chair and Chairperson Shim's family on the passing of his brother.

Executive Director Ouansafi reported that the appointment of the eviction board members is an important position and necessary to provide tenants a fair hearing. Ms. Jodie Aiona is a tenant in Hilo who is in school studying to receive a double major. Executive Director Ouansafi explained that the HPHA is required to have at least one tenant on each eviction board and the appointment of Ms. Aiona would allow the HPHA to meet that requirement.

Director Young asked whether it was appropriate for the Board members to meet with potential Eviction Board members before they are appointed. He stated that it would be

helpful to have the Board's perspective about the recommended appointees.

Executive Director Ouansafi agreed that there were no Management concerns with Board members meeting with potential appointees to the Eviction Board, but would confer with the Department of the Attorney General (AG) to ensure that there are no other issues to consider. He also encouraged Board members to recommend individuals to be appointed to the eviction boards.

Director Smith entered the meeting at 9:45 a.m.

Director De Mello commented on the difficult nature of holding a position on the eviction Board. As the former Chair of the Hawaii Island Eviction Board, Director De Mello explained how each member must understand the gravity of their decision as it affects a person/family's life. He explained how the decision to evict a family must also be measured against a tenant's obligation to comply with the terms of the rental agreement. Director De Mello stated that a lot of thought that has gone into the recommendation before it is presented to the HPHA Board. He explained that the tenant member on the eviction board is faced with the unique situation of deciding on a person's case and having to live with them in the housing community. He further encouraged the Board to approve the motion and also explained the difficulties of finding private citizens willing to preside at eviction board hearings and make difficult eviction decisions.

Director Espero asked for a description of the process to vet candidates for appointment to the Eviction Boards.

Executive Director Ouansafi explained that AMP Managers and the RAB provide their recommendations about potential appointees. There are no waitlists of individuals wanting to serve on the Eviction Board and HPHA is constantly recruiting Eviction Board members in the community. Executive Director Ouansafi explained that a tenant must be in good standing with the rental agreement and have the recommendation of the AMP Manager in order to be considered. The Hearings Office also reviews the resume and the hearing process is explained to the candidate. After the review is completed, if the candidate expresses a willingness to serve on the Eviction Board, the appointment is brought to the Board for approval. Executive Director Ouansafi stated that he does not meet with the candidate personally because he relies on the expertise and experience of the staff to make an appropriate recommendation.

Deputy Attorney General Sugita indicated that the AG's Office is currently reviewing rules related to the HPHA's Eviction Boards and that the Board can include rules which provide for the opportunity to conduct interviews with potential appointees. She stated that by including the interview process in the administrative rules the public would be informed about the requirements of the appointment process.

Director Young clarified that he was not proposing a formal interview process but would like to have the opportunity to have an informal meeting with potential appointees who

will implementing the rules the Board adopts.

Director Medeiros stated that many of the HPHA's Board members participated in courtesy meetings with members of the Senate. Director Medeiros agreed that particularly in small communities, the Board members would like to be able to provide support for a member of their community. She agreed that the eviction board members will hold important positions and the Board should be able to stand behind their decisions.

Director Darcy expressed appreciation for the discussion on the matter and agreed that she would like to have an informal conversation with the candidates, including welcoming candidates and sharing information about expectations about their role and responsibilities. She explained that it is not ideal when Board members lack personal knowledge of the candidate being considered because they would like to be able to express full support for the appointment.

Chairperson Shim reiterated the Board's desire to be able to support the candidates, rather than regulate the appointments.

Deputy Attorney General Sugita clarified that the administrative rules will be presented to the Board next month for the Eviction Board, not the RAB, and the Board can review the appointment process at that time.

The motion was unanimously approved.

For Action:

Director Smith moved,

To Approve the Hawaii Public Housing Authority's Draft Public Housing Agency (PHA) Five Year and Annual Plan and Authorize the Executive Director to Hold Public Hearings on the Draft Five Year and Annual Public Housing Agency (PHA) Plan for Fiscal Year 2016-2017.

Executive Director Ouansafi provided the following information regarding the HPHA's draft Public Housing Agency Five Year and Annual Plan and the review process:

- The HPHA's PHA Five Year and Annual Plan is a requirement of all public housing agencies administering federal public housing and Section 8 Housing Choice Voucher assistance programs. PHAs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 HCV assistance monies.

- The PHA Plan does not govern or apply to the State public housing programs or any other State assisted programs that are administered and managed by the HPHA.

- The HPHA must submit the PHA plan and required attachments in the HUD-specified format no later than April 15, 2016, for approval by HUD. A timeline for review and submission was provided to the Board in their packet.

- The draft PHA Annual Plan is for Fiscal Year 2016-2017. When the PHA Plan is approved by HUD, the HPHA is not required to implement all of the proposed changes. However, any proposed change that is not included in the PHA Plan cannot be implemented by the HPHA. There are proposed changes in the draft PHA Plan that were included in anticipation of future initiatives.

- A public hearing on the draft PHA Plan is required. Public notice of the hearing must be published in newspapers at least 45 days prior to the public hearing. The HPHA will publish notices in all local newspapers on each island.

- The HPHA must submit the PHA plan and required attachments in the HUD-specified format no later than April 15, 2016, for HUD approval.

- Information regarding the draft PHA Plan and the public hearings will be sent to all RAB members, Resident Associations and Asset Management Project (AMP) property offices, and will be included in the January monthly rent billing statement mailed to all public housing households.

Executive Director Ouansafi further provided information on proposed changes in the draft PHA Plan as follows:

- HPHA inserted clarifying language in the draft PHA Plan (page 2) regarding redevelopment at various TOD and non-TOD properties.

- As HUD has indicated that there may be a forthcoming initiative to review and minimize the number of over-income families in public housing, including possible termination of tenancy, HPHA inserted language in the draft PHA Plan (page 2) to assess the need for revised policies related to over-income families.

Director Wong questioned whether the goals in the draft PHA Plan were listed in priority order.

Executive Director Ouansafi clarified that the goals in the draft PHA Plan are not listed in priority order, but are grouped by strategy for the HPHA. Executive Director Ouansafi indicated that each of the HPHA's programs (e.g., Section 8 and public housing) have different priorities and it would not necessarily be prioritized over another program in the PHA Plan.

Director Wong recommended that Management explain which of the proposed changes are future goals (e.g., Year 4 and 5), so the Board will have a clearer understanding of the big picture.

Executive Director Ouansafi continued with explanation of proposed changes in the draft PHA Plan as follows:

- HPHA included a proposed change in the draft PHA Plan (page 3) to establish a Multi Skilled Worker (MSW) Pilot Program.

Director Espero requested an update on the status of the MSW Pilot Program.

Executive Director Ouansafi reported that HPHA worked with the Department of Human Services (DHS) and the Department of Human Resources Development (DHRD) to enter into an agreement with the Unions to establish and implement the MSW Pilot Program. Executive Director Ouansafi explained that under the MSW Pilot Program, HPHA's civil service maintenance employees volunteer to participate in training in different trades which will enable them to perform a variety of maintenance tasks with their newly acquired skills. The goal of the program is to increase efficiency and reduce unit turnaround and repair times. Executive Director Ouansafi further explained that the United Public Workers (UPW) is in full support of the program and met with the HPHA's maintenance staff to encourage participation in the pilot program.

Executive Director Ouansafi further reported that the HPHA currently has 36 employees participating in the MSW pilot program. Under this program, all employees must agree to participate in training and trade workers must provide training to staff in lower level positions. Staff continue to learn new skills and HPHA intends to expand the program across the AMPs in the future.

Executive Director Ouansafi stated that the Governor's budget request to the Legislature included 64 positions to support a permanent MSW program.

Director Medeiros inquired whether the requested positions would be State general funded or federally funded. She also requested that the Board be kept apprised of the status of the request to the Legislature.

Executive Director Ouansafi clarified that the positions would be funded through revolving funds and that the HPHA is not requesting general funded positions for the MSW program.

Chairperson Shim concurred that the Governor is supportive of the HPHA's proposed MSW program and the need to repair housing units expeditiously.

Director Espero asked about the length of time it takes to repair a vacant unit.

Executive Director Ouansafi responded that the average unit turnaround time has increased from approximately 7 days to 12-14 days. The increase is largely attributed to the training time that is integrated into the actual repair of a unit. Executive Director Ouansafi stated that the MWS concept and training of the employees is a wise investment for the HPHA.

Director Young asked for additional information on the public participation process, including where and when the documents would be made available, and ways the public can participate in discussions on the draft PHA Plan.

Executive Director Ouansafi explained that the drafting of the PHA Plan and the process to prepare the PHA Plan includes the following: meetings with Asset Management Project Management staff, discussions with the Resident Advisory Board, and community meetings at the properties. The draft PHA Plan is then brought before the Board for approval to hold a public hearing. The public is provided with 45-days notice of the scheduled public hearing and is able to make comments and provide input on the PHA Plan at any time once the notice is issued.

Executive Assistant Arashiro explained that comments received from the Resident Associations, the Resident Advisory Board and at the public hearings are included in the PHA Plan as an attachment. Additionally, the HPHA is required to provide a response for each comments. Executive Assistant Arashiro further explained that the public is also able to provide comments when the HPHA is in the actual rule making process. Preparation and submission of the PHA Plan is just one step in the process to implement actual rule changes.

Chairperson Shim confirmed that the public hearing process is the vehicle to initiate public input.

Director Darcy asked how Board members could support the process of obtaining input on the PHA Plan and whether there was an established method of obtaining input from the different communities.

Executive Director Ouansafi explained that there has historically been little participation in the public hearing process on the neighbor islands. He stated that the Board members could use their professional networks to make the community aware of the public hearings and encourage participation in the planning process. Executive Director Ouansafi explained that HPHA's management welcomes as much public input as possible, as it helps to shape the PHA Plan to meet the needs of the community.

Executive Director Ouansafi also explained that the HPHA will advertise the availability of the draft PHA Plan and the public hearings in local newspapers in all communities.

Director Young agreed that there is often little participation in the public hearing process, which could be the result of people not being aware of the PHA Plan and the public hearing process. He stated that many of the organizations he works with or is

familiar with are smaller agencies, but work with a similar population, would likely be able to provide input into the draft PHA Plan.

Chairperson Shim pointed out that the Board members have a wide range of organizations in their professional networks and encouraged the Directors to reach out through their networks.

Director Smith indicated that her organization would post notices of the public hearing in all of its stores.

Director Medeiros offered that the Board members could also email organizations in their networks with a copy of the draft PHA Plan and information about the public hearing in their community.

Executive Director Ouansafi stated that the draft PHA Plan will be available on the HPHA's website and that staff will send the Board members a link to the draft plan.

Executive Director Ouansafi continued with explanation of proposed changes in the draft PHA Plan as follows:

- HPHA is proposing to adopt rules to conduct Housing Quality Standards (HQS) inspections every other year (PHA Plan, page 4). Executive Director Ouansafi explained that section 220 of the 2014 Appropriations Act allows PHAs to comply with the requirement to inspect assisted dwelling units during the term of a housing assistance payments (HAP) contract by inspecting such units not less than biennially, instead of annually and to rely upon alternative inspection methods.

- HPHA is proposing to adopt rules to randomly choose families in a lottery for participation in the Section 8 Housing Choice Voucher (HCV) Program. This will help to streamline the application process, including requirement for annual application updates, and would be similar to the City & County of Honolulu's lottery.

Director Wong stated that she supports program efficiencies. She noted, however, that the draft PHA Plan also indicates that the HPHA would adopt administrative rules to "randomly choose families to terminate from the Section 8 HCV program" and asked whether the HPHA has ever had to terminate assistance to voucher holders.

Executive Director Ouansafi responded that the HPHA has not terminated vouchers holders. He explained that in the past there was a threat of a federal government shut down. If the government shutdown had occurred, public housing agencies lacking the financial resources to continue landlord payments would have been forced to terminate voucher holders from the Section 8 HCV program. At that time, the HPHA Board and Management felt that a lottery would be the fairest way to decide who would be terminated from the program. Executive Director Ouansafi also confirmed that HPHA

does not anticipate a need to terminate participants from the Section 8 HCV program in the near future.

Executive Director Ouansafi continued with explanation of proposed changes in the draft PHA Plan as follows:

- HPHA is proposing to adopt rules to randomly choose families in a lottery for participation in the Section 8 Housing Choice Voucher (HCV) Program (page 4). This will help to streamline the application process, including requirements for annual application updates, and would be similar to the City & County of Honolulu's lottery.

- HPHA included language in the draft PHA Plan (page 4) to adopt rules allowing families that exceed the largest public housing unit size to receive a Section 8 HCV, rather than splitting the household to fit into existing public housing units.

- HPHA included language in the draft PHA Plan (page 5) to adopt rules regarding Section 8 HCV preferences for the following reasons in the following priority order:

  1. Involuntarily displaced such as for relocation due to modernization activity, or based on an emergency where conditions of the public housing dwelling unit, building, or project pose an immediate, verifiable threat to life, health or safety of the family, and the family cannot be relocated to another public housing unit in the same program, meeting their needs.
  2. Approved for a transfer as a reasonable accommodation for a unit with special features, and have not been offered a unit in the public housing program that meets the family's needs and have waited over one year.
  3. Victims of domestic violence, or stalking, or reprisals, or hate crime, and cannot be safely transferred to another public housing unit in the same program.
  4. Homeless families, provided "Homeless" is defined by HUD.

  Executive Director Ouansafi explained that Management is recommending changing the preferences with first priority for HPHA's existing tenant population. The first three proposed priorities are for the HPHA's public housing tenants in situations which require a transfer to a private rental unit. The fourth proposed preference would be for homeless families.

  Executive Director Ouansafi discussed a tenant who was the victim of domestic abuse and there was concern that the spouse would still be able to find the tenant at another HPHA property. In this situation, the HPHA would be able to assist that tenant with a Section 8 voucher so that they could move to any available rental in the private sector. He further explained that there are also

current tenants in the HPHA's public housing communities who may be better served with accessible units in the private rental market.

Director Young asked whether the proposed preferences would require the HPHA to set vouchers aside for the top three preference groups (e.g., victims of domestic violence).

Executive Director Ouansafi clarified that the HPHA would not set aside vouchers for any group, but would instead just allow that person to be placed in the Section 8 program expeditiously through the normal voucher placement process under a preference.

Executive Director Ouansafi continued with explanation of proposed changes in the PHA Plan as follows:

- HPHA inserted clarifying language in the draft PHA Plan (page 5) which states that HPHA will continue to renovate or modernize public housing units with priority for health, safety, accessibility, end of useful life and energy conservation repairs.

- HPHA updated language in the draft PHA Plan (page 6) regarding deconcentration at two Asset Management Projects (AMPs) below the 85% threshold and seven AMPs above the 115% threshold. Executive Director Ouansafi explained that the deconcentration policy is required by HUD to ensure that PHAs establish rules to prohibit concentrating all of the lower income families in certain properties.

- HPHA updated the draft PHA Plan (page 6) to indicate that it would continue to provide an improved living environment through public/private partnerships, the redevelopment of public housing and other properties and through enhanced communities with updated or new amenities for residents, such as public spaces and parking.

- HPHA included language in the draft PHA Plan (page 6) related to improved security for tenants and staff, including no trespassing 24 hours a day at some or all of the HPHA public housing properties.

- HPHA included language in the draft PHA Plan (page 6) to adopt rules to efficiently remove abandoned property from public housing units to provide quicker turnaround of units. Executive Director Ouansafi explained that there are often situations where a tenant will abandon a unit and leave behind unwanted belongings. The HPHA was previously required to store their belongings up to 90 days which impacted the agency's ability to turnaround a vacant unit quickly.

- HPHA inserted clarifying language in the draft PHA Plan (page 6) which allows the HPHA to pursue grant opportunities from available and appropriate sources.

- HPHA updated the draft PHA Plan (page 7) which states that the HPHA will implement the action plan set forth in the Fair Housing Analysis of Impediments, subject to the availability of funds.

- HPHA included language in the draft PHA Plan (page 8) to adopt rules for tenants that enter public housing by way of citizen sponsorship into the State of Hawaii, to include the income of the sponsor when calculating the rent for the tenants under the Section 8 program.

Director Medeiros requested an example of who a non-citizen would be sponsored in order to move to Hawaii and for clarification on whether an organization could sponsor an individual.

Executive Director Ouansafi explained that, as an example, a Hawaii resident could have a relative who is a non-citizen who lacks a visa and would like to move to Hawaii. The Hawaii resident would agree to be the sponsor of their relative and assume financial responsibility for that relative upon relocation to Hawaii. Since the resident is financially responsible for the sponsored individual, if that person is moving into public housing the income of the sponsor would be included in the calculation of rent. The proposed rule would be applied to the private individual's income who agrees to sponsor a non-citizen.

Executive Director Ouansafi continued with explanation of proposed changes in the draft PHA Plan as follows:

- HPHA included language in the draft PHA Plan (page 8) to adopt rules regarding remaining members of assisted tenant families to allow only the original household members at the time of placement in federal public housing program to retain the unit and public housing assistance where other members of the family have left the unit; and to provide for the termination of the rental agreement/assistance or nonrenewal of the rental agreement once all household members are no longer in the household; and to provide an exception for families where the original parents in the household are survived by minors who were subsequently added to the household, until the minors reach a certain age (e.g., 21 years of age).

  Executive Director Ouansafi explained that the proposed change is to address individuals or families attempting to circumvent the waitlist by taking over the lease agreement of another family already in housing.

- HPHA included language in the draft PHA Plan (page 8) to revise the Admissions and Continued Occupancy Policy and applicable administrative rules to allow additions of more than one family member as long as the addition does not require the family to be transferred to a larger unit and as long as the addition would not cause overcrowding of the unit in accordance with county occupancy standards.

Executive Director Ouansafi explained that the proposed change is also to address individuals or families attempting to circumvent the waitlist by taking over the lease agreement of another family already in housing.

- HPHA included language in the draft PHA Plan to consider converting some or all geographical waitlists to site-based waitlists.

Director DeMello indicated that the RAB discussed this proposed change and is supportive of the change to geographical and site based waitlists and the ability to switch waitlists to an area they prefer.

Executive Director Ouansafi explained that applicants can change to a different waitlist and retain their date and time of the original application. This will help improve the efficient management of the waitlist and does not require a new application when a change is made. Executive Director Ouansafi explained that many of the proposed changes are designed to serve the public expeditiously.

Executive Director Ouansafi continued with explanation of proposed changes in the draft PHA Plan as follows:

- HPHA included language to update HUD rules and adopt administrative rule changes meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency.

- The HPHA intends to open the wait list for its Section 8 HCV Program in 2016 for a limited time. HPHA is currently completing work on a web-based application system, including obtaining translated application documents.

Chairperson Shim asked when the waitlist was last opened.

Executive Director Ouansafi responded that the HPHA's Section 8 waitlist was last opened in 2006.

Executive Director Ouansafi continued with explanation of proposed updates in the draft PHA Plan as follows:

- HPHA adopted a Violence Against Women Reauthorization Act (VAWA) Policy covering the administration of public housing and Section 8 programs, consistent with the Violence Against Women Act of 1994 and the Reauthorization Act of 2013.

- HPHA adopted changes to the Admissions and Continued Occupancy Policy for Federally Assisted Public Housing regarding its pet policy, consistent with CFR procedures.

Director DeMello commented that the RAB did not get to comment on the Pet Policy and were not in agreement with many of the proposed changes. For example, HPHA changed the pet policy to allow dogs up to 21 pounds, rather than 25 pound dogs.

Executive Director Ouansafi explained that the HPHA did receive comments from the RAB. Executive Assistant Arashiro further clarified that the proposed pet policy was sent to all tenants in federal public housing for comments prior to its adoption. Comments were received from both the RAB and individuals living in public housing.

Director DeMello requested copies of the RAB comments so that they could be shared with the current RAB.

Executive Director Ouansafi continued with explanation of proposed changes in the PHA Plan as follows:

- HPHA updated the status of the Kuhio Park Terrace, Kuhio Homes and Kuhio Park Terrace Low-Rise Redevelopment in the PHA Plan (page 11). The HPHA continues to work to negotiate a Regulatory and Operating Agreement for the second phase of development at Kuhio Park Terrace.

Chairperson Shim called for a recess at 10:43 am; meeting was reconvened at 10:58 am

Executive Director Ouansafi continued with explanation of proposed changes in the PHA Plan as follows:

- HPHA updated its Capital Fund Program budget tables for the next five years.

  Executive Director Ouansafi explained that the HPHA will have opportunity to revise the Capital Fund tables in the future and would likely make changes once the updated Physical Needs Assessment is issued.

- The data in the charts on Housing Needs is drawn from the Hawaii Consolidated Plan FY 2015 – 2019 that was prepared by the Hawaii Housing Finance and Development Corporation (HHFDC).

Director Medeiros commented that the information on housing needs is a little outdated and is lacking important information which compares population growth and the rate of development of new affordable housing.

Executive Director Ouansafi continued with explanation of proposed changes in the draft PHA Plan as follows:

- HPHA updated the draft PHA Plan with current program data and accomplishments, including construction activity, program activity, SEMAP scores, Capital Fund Program budgets.

- HPHA included required certifications in the draft PHA Plan.

The motion was unanimously approved.

For Action

Director Medeiros moved,

To Adopt the Following Amendments to Chapter 15-195 "Section 8 Homeownership Option Program", Hawaii Administrative Rules:

Chapter 15-195 to be renumbered Chapter 17-2036, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority";

Replacing references to Chapter 201G, Hawaii Revised Statutes with Chapter 356D, Hawaii Revised Statutes;

New Section 17-2036-2 [Definitions – "Family", "Gender identity or expression"] Clarifying definitions;

New Section 17-2036-3 [Nondiscrimination – Inclusion of gender identity and sexual orientation] Updating protected classes;

New Section 17-2036-22 [Eligibility for admission; initial requirements – threaten behavior towards staff] Requiring that eligible applicants do not engage in or threaten abusive or violent behaviors;

New Section 17-2036-24 [Minimum income requirements – disabled, elderly, welfare assistance] Clarifying income requirements for disabled and elderly families;

New Section 17-2036-31 [Closing and reopening the waiting list - notices] Removing requirement to publish notices regarding the waitlist in minority newspapers and include publication on the Authority's website;

New Section 17-2036-42 [Dwelling unit inspection – independent inspector] Clarifying that independent inspector must be qualified;

New Section 17-2036-44 [Financing requirements] Removes Authority's ability to disapprove terms of the mortgage loan;

Inserting Reserved Sections at 17-2036-5 through 17-2036-20; 17-2036-36 through 17-2036-40; 17-2036-45 through 17-2036-50; 17-2036-54 through 17-2036-60; 17-2036-64 through 17-2036-70; and

To Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, Administrative Directive No. 09-01, and Federal Rules on the Public Housing Agency Five Year and Annual Plan to Implement the Amendments.

Executive Director Ouansafi informed the Board that the proposed changes being considered took a tremendous amount of work by the staff and the Deputy AGs. Hundreds of man hours were expended drafting and discussing proposed changes. Executive Director Ouansafi also wanted to thank the AG's office for their assistance and guidance during this very tedious process.

Executive Director Ouansafi first pointed out that the HPHA is not currently operating a homeownership program, but these changes are necessary primarily to ensure that the program rules are moved to the correct chapter (17) under the Department of Human Services' rules, rather than the Department of Business, Economic Development and Tourism. The homeownership program was formerly managed at HCDCH by the Real Estate Services Section, now under the Hawaii Housing Finance and Development Corporation. The HPHA does not currently have the staffing or capacity to operate a homeownership program and instead promotes homeownership through the Family Self-Sufficiency Program.

Executive Director Ouansafi explained the proposed changes to the Hawaii Administrative Rules for the Section 8 Homeownership Program as follows:

- Housing keeping measures included changes from Chapter 15-195 to be renumbered Chapter 17-2036, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority".

- All references to §201G, Hawaii Revised Statutes (HRS) will be replaced with §356D, HRS.

- Definitions in the HAR were updated for consistency between programs and in compliance with statutorily established definitions, including "Family", "Gender identity or expression".

- HPHA inserted updated language on nondiscrimination to include gender identity and sexual orientation in the protected classes.

- HPHA inserted a new section on eligibility for admission requiring that eligible applicants do not engage in or threaten abusive or violent behaviors towards the staff.

- The minimum income requirements and how a disabled family's income is calculated were clarified.

- HPHA updated the requirement to publish notices regarding the waitlist by removing requirements to post notices in minority newspapers and to require publication on the Authority's website.

- HPHA inserted clarifying language that an independent inspector used by the applicant must be qualified to perform the inspection.

- HPHA revised the rules to remove the Authority's ability to disapprove terms of the mortgage loan sought by an applicant. This proposed change was recommended by the AG's Office.

Director Medeiros requested explanation of the significance of updating the definition of "family" and the inclusion of the phrase "or marital status". She questioned whether the proposed change will affect families who were formerly ineligible under the existing definition of family.

Executive Director Ouansafi responded that the proposed changes were for clarification purposes and reflects the HPHA's current practice of inclusion.

Deputy Attorney General also stated that this definition was changed to be consistent with definitions in other federal housing programs and HUD's definitions.

Director Medeiros also asked whether this would allow two person families, who are not married and who "may not be a couple", and/or may not be related to be eligible for the program. She further asked whether there was consideration for when one of the household members passes away and whether the non-related individuals are allowed to retain the unit.

Executive Director Ouansafi confirmed that staff had lengthy discussions on the various scenarios regarding carry over ownership; however, the proposed change is necessary to conform with the HUD definition.

Director DeMello questioned whether the rules also needed provisions for situations where staff have threatened tenants, such as the situation in Hilo.

Executive Director Ouansafi responded that staff do not threaten the tenants. As an example, when a Manager states that a tenant could be evicted for failing to comply with their rental agreement is not considered a threat. He further explained that matters

of discipline are handled according to State rules and the bargaining unit contracts with the Unions. The HPHA investigates all alleged incidents of threats.

Deputy Attorney General Sugita clarified that the item being considered was regarding the Section 8 Homeownership Program and that the rules did not address situations where staff threatened a tenant.

Executive Director Ouansafi further explained that these rules would not be the appropriate vehicle to address that matter.

Director Young asked why the change was made to remove the minority newspapers and was it originally included to ensure compliance with requirements to provide access to information for individuals with Limited English Proficiency (LEP).

Executive Director Ouansafi responded that the HPHA is one of the leading agencies for providing access to information for LEP individuals. He explained that there are problems with defining which minority publications should be included. The HPHA will still make information available in all local newspapers (e.g., Garden Isle) and on the HPHA website which will have translated information.

Executive Director Ouansafi clarified that this program would only apply to current section 8 participants on Oahu.

The motion was unanimously approved.

<u>For Action</u>

Director Medeiros moved,

> **To Adopt the Following Amendments to Chapter 15-181 "Resident Advisory Board", Hawaii Administrative Rules:**
>
> **Chapter 15-181 to be renumbered Chapter 17-2032, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority";**
>
> **Replacing references to Chapter 201G, Hawaii Revised Statutes with Chapter 356D, Hawaii Revised Statutes;**
>
> **New Section 17-2032-21(a) [Resident Advisory Board – Expenses and expenditures] Clarifying that Expenses Must be Part of an Approved Budget;**

New Section 17-2032-21(b) [Resident Advisory Board – Number of members] Reducing the Minimum of Members from Twenty to Nine and Reduce Representation from Each Geographic Location;

New Section 17-2032-21(c) [Resident Advisory Board – Authority appointment of members] Allows the Hawaii Public Housing Authority to Appoint Resident Councils or their Representatives to Serve on the Resident Advisory Board;

New Section 17-2032-42 [Executive Meetings] Removes Executive Meetings;

New Section 17-2032-44 [Agenda – Purpose and use] Clarifies the Purposes and Use of the Meeting Agenda;

New Section 17-2032-61 [Nominees for public resident member of the authority's board of directors - Number of Resident Advisory Board nominees and qualifications of a nominator] Allows Residents in Public Housing or in the Section 8 Program to Submit a Nominee for the HPHA's Board of Directors to the Governor;

New Section 17-2032-62 [Recommendation of the resident advisory board - number of RAB Nominees and the Governor's selection and appointment of nominees] Clarifies that the Resident Advisory Board Shall Submit no Less Than Three and No More than Five Nominees for the HPHA Board of Directors to the Governor;

Inserted Reserved Sections at 17-2032-6 to 17-2032-20; 17-2032-24 to 17-2032-30; 17-2032-33 to 17-2032-40; 17-2032-50; 17-2032-53 to 17-2032-60; and 17-2032-63 to 17-2032-70; and

To Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, and Federal Regulations Regarding the Public Housing Agency Five Year and Annual Plan to Implement the Amendments

Executive Director Ouansafi explained the proposed changes to the Hawaii Administrative Rules for the Resident Advisory Board as follows:

- Housing keeping measures included changes from Chapter 15-181 to be renumbered Chapter 17-2032, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority".

- All references to §201G, Hawaii Revised Statutes (HRS) will be replaced with §356D, HRS.

- Definitions in the HAR were updated for consistency between programs and in compliance with statutorily established definitions.

- Page 98 in the Board packet included an updated timeline for adoption of proposed rules.

- Section 17-2032-21 (page 106) the HPHA is inserting new language that clarifies that all expenditures must be part of an approved budget and require prior approval by the Executive Director. This is a housekeeping measure as this is HPHA's current practice and was discussed with the RAB.

- The proposed rules include a major change which reduces the minimum of number of RAB members from twenty to nine and reduces the corresponding representation from each geographic location.

Executive Director Ouansafi explained that this is a major change to the size and composition of the Resident Advisory Board. Over the past several years, the HPHA has had difficulty encouraging participation on the RAB due to the lack of recognized associations. By reducing the number of RAB members from 20 to 9, the RAB will have an easier time establishing quorum to hold meetings and have a functioning body.

Executive Director Ouansafi explained that since the RAB is established by State statute, the HPHA is required to manage the Board in compliance with both State law and federal rules. Tenants are not discouraged from attending the meeting, but official membership will be limited by administrative rules. This also helps to ensure that the HPHA is able to obtain comments from a cross section of its housing inventory, rather than have one area or project over represented.

Director Smith asked how the members of the RAB would be chosen to get down to only 9 members.

Executive Director Ouansafi clarified that the HPHA does not currently have 20 members on the RAB.

Director DeMello stated that at one time the HPHA had approximately 48 recognized resident associations. Today, that number has dwindled to one association and this has impacted the ability to gain participation and conduct voting in the RAB meetings. He stated that it is almost impossible to obtain 20 members on the RAB.

Director Darcy asked for clarification on whether there would be one representative from each county and whether the number of members was based on historical participation or the number of individuals represented.

Director DeMello pointed out that the rules state that there will be at least one member from each County.

Executive Director Ouansafi concurred and further explained that the proposed membership is representative of the number of housing units in each geographical area.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the Resident Advisory Board as follows:

- Section 17-2032-21 was changed for consistency with the federal regulations at 24 CFR 903.13 (b)(4) which states:

  "Where or to the extent that resident councils that comply with the tenant participation regulations do not exist, the PHA shall appoint Resident Advisory Boards or Board members as needed to adequately reflect and represent the interests of residents of such developments; provided that the PHA shall provide reasonable notice to such residents and urge that they form resident councils with the tenant participation regulations."

- Section 17-2032-42 was revised per recommendation of the AG's Office.

  Executive Director Ouansafi explained that the RAB does not have any liability for its recommendations and does not have an attorney to consult and as such, executive meetings are not required.

- Section 17-2032-44 was revised with the purpose of the RAB and to be consistent with 24 CFR 903-13(a)(1) which states:

  "The role of the Resident Advisory Board is to assist and make recommendations regarding the development of the PHA Plan, and any significant amendment or modification to the PHA plan."

- Section 17-2032-61 was revised for consistency with §356D, HRS which allows residents in public housing or in the Section 8 program to submit a nominee for the HPHA's Board of Directors to the Governor and the RAB shall compile a list of no less than three and no more than five individuals for the Governor's consideration.

  The motion was unanimously approved.

<u>For Action</u>

Director Medeiros moved,

Motion: To Adopt the Following Amendments to Chapter 15-184 "Rent Supplement Program", Hawaii Administrative Rules:

Chapter 15-184 to be renumbered Chapter 17-2033, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority";

Replace references to Chapter 201G, Hawaii Revised Statutes with Chapter 356D, Hawaii Revised Statutes;

New Section 17-2033-2 [Definitions] Includes and clarifies definitions of "Applicant", "Criminal activity", "Drug", "Elderly", "Gender identity or expression", "Security deposit", "Staff", "U.S.C.", and "Violent criminal activity";

New Section 17-2033-3 [Income limits] References HUD-determined very low income limits;

New Section 17-2033-11 [Application] Requires household social security number and waiting list;

New Section 17-2033-12 [Verification] Requires household member social security number;

New Section 17-2033-13 [Eligibility for participation] Clarifies applicant eligibility with regard to residence, property ownership, payment, social security number provision, no threat of abusive or violent behavior toward staff, and citizenship];

Newly added Section 17-2033-21 [Nondiscrimination] Nondiscrimination provision added consistent with U.S. Fair Housing Act;

Newly added Section17-2033-22 [Waiting list] Provides procedures for waiting list of applicants;

Section 17-2033-31 [Rent supplement] Includes a maximum rent supplement payment amount of $500;

Section 17-2033-33 [Reexamination] Provides that reexamination shall be performed either in person or via mail;

Inserted Reserved Sections at 17-2033-7 to 17-2033-10; 17-2033-14 to 17-2033-20; 17-2033-27 to 17-2033-30; 17-2033-35 to 17-2033-40; 17-2033-45 to 17-2033-50; and 17-2033-55 to 17-2033-60; and

To Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01, to Implement the Amendments.

Executive Director Ouansafi explained that the State Rent Supplement Program is a small program managed by the HPHA and accounts for one percent of agency revenues. Although it is a small program, Executive Director Ouansafi reported that it is an important program for residents in need of housing assistance and that the HPHA could improve in its management of the program. One of the ongoing challenges continues to be the lack of funding for staff and staff positions. He explained that HPHA currently only has 1.25 full time positions authorized to operate the program statewide. Executive Director Ouansafi reiterated that improving program efficiencies under the Rent Supplement Program is a priority for the HPHA.

Executive Director Ouansafi explained the proposed changes to the Hawaii Administrative Rules for the Rent Supplement Program as follows:

- Housing keeping measures included changes from Chapter 15-184 to be renumbered Chapter 17-2033, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority".

- All references to §201G, Hawaii Revised Statutes (HRS) will be replaced with §356D, HRS.

- Definitions in the HAR were updated for consistency between programs and in compliance with statutorily established definitions, including "Applicant", "Criminal activity", "Drug", "Elderly", "Gender identity or expression", "Security deposit", "Staff", "U.S.C.", and "Violent criminal activity".

- Section 17-2033-3 was revised to replace the HPHA's calculation tables with HUD's tables on income.

- Section 17-2033-11 was revised to clarify requirements for a social security number or require certification that the applicant does not have one for consistency between programs. This section was also clarified to indicate that an applicant could be placed on a waiting list upon submission of a completed application form.

- Section 17-2033-13 was revised to increase the minimum eligible payment under the Rent Supplement Program from $15 to $25. Participants who need less than $25 will be terminated from the program. The rent supplement limit for the maximum amount of housing assistance was increased from $230 to $500.

  Executive Director Ouansafi reported that over half of the current participants would benefit from increasing program limits.

- Section 17-2033-13 was revised to require that the Rent Supplement Program applicants must be Hawaii residents. Executive Director Ouansafi explained that this change is being proposed to provide housing assistance to Hawaii residents,

rather than persons looking to move to Hawaii without proper means to financially support themselves.

- Proposed changes included updated eligibility requirements for consistency between programs, including new language on non-discrimination.

Executive Director Ouansafi reported that the staff was made aware of a proposed legislative bill to change the Rent Supplement Program so that it is administered similar to the Section 8 Program. HPHA did provide comments back to the Legislator. There could be substantial program changes which would make it impossible to operate the program with just one position. Management will keep the Board informed of the status of the proposed bill as it becomes available.

Director Wong agreed that the HPHA would address its concerns through the legislative process.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the Rent Supplement Program as follows:

- A new section 17-2033-22 was drafted regarding the waitlist. HPHA will maintain one statewide waitlist based on preferences and date/time of application.

Director Medeiros commented that the need for a social security number or certification that a social security number was not available was described in several areas of the administrative rules. She questioned whether the applicant was required to provide the information to the HPHA several times during the application process or whether the rules simply reiterated the need for the information and the process would be more streamlined than was reflected in the rules.

Executive Director Ouansafi responded that the process is more streamlined than it may appear in the rules and that applicants would not need to submit their information on multiple occasions.

Section 8 Branch Chief Stephanie Fo further clarified that an applicant would first enter information in the on-line application and then would need to show proof of that information (e.g., social security card) during the verification process.

Director Medeiros pointed out that the current draft rules could be interpreted by the general public and applicants to mean that once an applicant is placed on the wait list they are considered eligible for the program. She requested a clarification to language in Section 17-2033-22 (a) and proposed a change from "maintain a statewide waiting list of applicants who <u>are</u> eligible..." to "maintain a statewide waiting list of applicants who <u>may</u> be eligible".

Director Medeiros moved,

> **To amend the motion to change language in Section 17-2033-22 (a) to strike the word "are" and replacing it with "may be".**
>
> **The motion to amend the main motion was unanimously approved.**

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the Rent Supplement Program as follows:

- Proposed rules were revised to increase the amount of rent supplement from $230 to $500.

  Executive Director Ouansafi clarified that this proposed change does not mean that every participant will automatically receive $500. Staff review of the current 176 families under the Rent Supplement program indicate that over half of the families could benefit from the increase. The calculation of the amount they are eligible for would still be based on tenant income and unit rent.

- HPHA included a proposed rule change which would allow reexaminations to be performed in person or via mail.

- The remaining pages include housekeeping changes.

  The amended motion was unanimously approved.

Chairperson Shim declared a recess at 11:40 am and stated that Director Wong would leave the meeting during the recess. The Board reconvened at 12:03 pm.

<u>For Action:</u>

Director Espero moved,

> **To Adopt the Following Amendments to Chapter 15-193 "State-Aided Family Public Housing Projects", Hawaii Administrative Rules: Chapter 15-193 to be renumbered Chapter 17-2034, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority";**
>
> **Replacing references to Chapter 201G, Hawaii Revised Statutes with Chapter 356D, Hawaii Revised Statutes;**
>
> **New Section 17-2034-2 [Definitions – "Accessible dwelling unit", "Adjusted annual income", "Annual income", "Backcharge", "Common Areas",**

"Community Facilities", "Criminal Activity", "Domestic Violence", "Drug", "Drug Related Criminal Activity", "Dwelling Unit", "Family", "Foster Children", "Gender identity or expression", "Involuntarily Displaced", "Live-in Aide", "Near Elderly", "Permanently Absent", "Housing Projects", "Rental Agreement", "Resident", "Security Deposit", "Sexual Orientation", "Smoke", "Smoking", "State-Aided Family Public Housing Projects", "Utility Allowance", "Utility Reimbursement", "Violent Criminal Activity"- Inserting and Clarifying definitions];

New Section 17-2034-3 [Income limits – clarifying how income limits are determined];

New Section 17-2034-5 [Asset transfers – clarifying how the value of assets are to be determined];

New Section 17-2034-7 [Utility allowances – clarifying when rents for families residing in State-Aided public housing projects will include utility allowances; determination of excess utility usage];

New Section 17-2034-20 [Application – amending application process];

New Section 17-2034-21 [Eligibility for admission – new initial and final requirements];

New Section 17-2034-22 [Notification of eligibility; informal hearings – Clarifying notification process; informal hearing];

New Section 17-2034-23 [Informal hearing process];

New Section 17-2034-30 [Nondiscrimination – Updating protected classes];

New Section 17-2034-31 [Preference – eliminating preference for elderly and adding preference for homeless and victims of domestic violence, reordering preferences to implement statutory disabled veterans preference; clarifying language];

New Section 17-2034-32 [Loss of Preference – clarifying language];

New Section 17-2034-33 [Waiting List – selection of one geographic area waitlist; change waitlist area at any time];

New Section 17-2034-35 [Closing and Reopening Waiting List – clarifying language];

New Section 17-2034-36 [Offers – cancellation of application upon refusal of one unit without good cause; Implement 50% to preference, 50% to non-preference applicant law; clarifying language];

New Section 17-2034-37 [Accessible units – clarifying language];

New Section 17-2034-40 [Rental Agreement – Chapter 521, HRS, Landlord Tenant Code governs State-Aided Family Public Housing Program];

New Section 17-2034-41 [Eligibility for continued occupancy – new requirements; smoking prohibition; maintain utility services; not acquire property interest; not threaten staff; not harm or damage authority; approval of additions to the family];

New Section 17-2034-41.1 [Continued occupancy of remaining members of tenant families – requirements for continued occupancy of remaining members of tenant families; 12 month occupancy period; remaining minors];

New Section 17-2034-43 [Reexamination results – time to vacate unit after determination of ineligibility; removal of grievance procedure];

New Section 17-2034-44 [Special reexamination – time of special reexaminations];

New Section 17-2034-45 [Interim rent adjustment];

New Section 17-2034-46 [Tenant transfers – updating protected classes for nondiscrimination purposes; when unit transfers are authorized; clarifying when families will not be transferred];

New Section 17-2034-47 [Backcharges – repayment within 60 days, reduced from 180 days; reasonable payment arrangements]

New Section 17-2034-48 [Rental agreement – clarifying language; termination for threatening employees, violating smoking prohibition, failure to maintain utility services, conviction of certain felonies, fleeing prosecution or custody, violation of condition of parole, willful damage to HPHA property];

New Section 17-2034-49 [Smoking prohibition – implementing statutory smoking prohibition];

New Section 17-2034-61 [Minimum rent – reflect correct exhibit number];

New Section 17-2034-66 [Other charges – new late fee, dishonored check fee, and maintenance costs];

New Section 17-2034-67 [Delinquent accounts – authority to assign to a collection agency];

New Section 17-2034-70 [Special programs – authority to administer special programs using different criteria]

New Section 17-2034-71 [Occupancy by police officers – authority to allow occupancy of police officers to enhance security]

Inserting Reserved Sections 17-2034-10 through 17-2034-19; 17-2034-24 through 17-2034-29; 17-2034-38 through 17-2034-39; 17-2034-50 through 17-2034-59; 17-2034-68 through 17-2034-69; 17-2034-72 through 17- 2034-79; and

To Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, Administrative Directive No. 09-01, to Implement the Amendments

Executive Director Ouansafi clarified that these rules governed the State public housing program. He also indicated that the Board was provided with a replacement for (date stamped) page 170. The replacement page includes a revision to 17-2034-3 (b) where the phrase "the calculation using the method set forth in exhibit A, which is incorporated by reference and attached" is deleted and replaced with "HUD".

Executive Director Ouansafi explained the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Housing keeping measures included changes from Chapter 15-193 to be renumbered Chapter 17-2034, and "Housing and Community Development Corporation of Hawaii" or "Corporation" to be replaced with "Hawaii Public Housing Authority" or "Authority".

- All references to §201G, Hawaii Revised Statutes (HRS) will be replaced with §356D, HRS.

- Definitions in the HAR were updated for consistency between programs and in compliance with statutorily established definitions, including "Accessible dwelling unit", "Adjusted annual income", "Annual income", "Backcharge", "Common Areas", "Community Facilities", "Criminal Activity", "Domestic Violence", "Drug", "Drug Related Criminal Activity", "Dwelling Unit", "Family", "Foster Children", "Gender identity or expression", "Involuntarily Displaced", "Live-in Aide", "Near Elderly", "Permanently Absent", "Housing Projects", "Rental Agreement", "Resident", "Security Deposit", "Sexual Orientation", "Smoke", "Smoking", "State-

Aided Family Public Housing Projects", "Utility Allowance", "Utility Reimbursement", and "Violent Criminal Activity".

- Very low and extremely low income limits are calculated and issued by HUD. The proposed rules were revised to use the HUD income limits.

- Section 17-2034-5 was revised to provide more clarity on how the value of assets are to be determined. The language was revised to use the same clarifying language as was used in the updated HARs for the federal public housing program.

- Executive Director Ouansafi requested that the Board revise the last sentence in section 17-2034-7(a) related to utility allowances to strike the word "shall" and replace it with "may". HPHA is proposing that the State-Aided family projects will no longer provide utility allowances once the property is separately metered. Until they are separately metered, these utilities will be management paid, and utilities will be included up to the allowed amount. Utility usage in excess of this amount will be charged as an "excess utility charge" as described in subsection (c)(1) and (2) in this section.

Executive Director Ouansafi explained that if the Legislature is able to provide supplemental funds for operating expenses under the State public housing programs, the HPHA would like to be able to provide utility allowances. By changing the phrase to "may", this allows the HPHA to continue to provide utility allowance in the event that funding is available.

Deputy Attorney General Sugita asked for clarification on whether the phrase "shall" in the first sentence should also be changed to "may".

Executive Director Ouansafi requested a short recess to confer with the staff and the attorney.

Chairperson Shim declared recess and reconvened at approximately 12:30 pm.

Deputy Attorney General Sugita stated that the staff is requesting a change to replace section 17-2034-7(a) to read: "The monthly rent for a family residing in a State-Aided public housing project shall include utility allowances established in accordance with subsection (b) only until meters are installed for individual units; provided that utility allowances may be included in rent for individually metered units subject to the availability of sufficient State funding."

This proposed change will allow the HPHA to continue to provide utility allowances if funding is made available even for properties that are individually metered.

Director Young questioned whether the tenants or the properties should be prioritized so that it is clear how the utility allowances would be provided.

Executive Director Ouansafi clarified that the proposed rules and provision of utility allowance would apply to all properties in the State-Aided family public housing program if sufficient funds were available. This would be the fairest method of funding the utility allowances.

Deputy Attorney General Sugita clarified that the Board is able to propose revisions if they wanted to prioritize which tenants or properties would receive utility allowances, but that the rules as currently drafted would apply to all State properties. She further explained that the HPHA must also reconcile the desire to provide utility allowances with the need to operate the State public housing properties as a break even.

Executive Director Ouansafi further explained that Management did not propose rent increases and would rather have the flexibility of using available State funding to cover operating expenses versus increasing rents. Under the State public housing programs, approximately 75% of all households are elderly or disabled and Executive Director Ouansafi explained that most of those families would not be able to afford a rent increase.

Director Espero and Director Young questioned whether it was necessary to revise the rules to specify that the provision of utility allowances would apply to all State properties.

Executive Director Ouansafi responded that clarifying language would only be necessary, if the HPHA were going to provide utility allowances in a priority order or through a preference.

Deputy Attorney General Sugita recommended an additional proposed change (as underlined) to section 17-2034-7 to read: "The monthly rent for a family residing in a State-Aided public housing project shall include utility allowances established in accordance with subsection (b) only until meters are installed for individual units; provided that utility allowances may be included in rent for individually metered units subject to the availability of sufficient State funding <u>and the requirements of section 356D-43, Hawaii Revised Statutes</u>."

Executive Director Ouansafi reiterated that the staff welcome input and comments at all phases of drafting the revisions and the adoption process.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Sections 17-2034-20 and 17-2034-21 were revised to implement the 2-stage pre-application and final application method currently used for the federally assisted public housing program, which significantly streamlines application intake administration. Under this proposed change, applicants are placed on the waitlist

as soon as an application is received, and eligibility is determined when an applicant is closer to the top of the waitlist.

- Executive Director Ouansafi proposed a revision to section 17-2034-33(a) to strike the phrase "all apparently eligible applicants" and replace it with "all applicants who may be eligible" to be consistent with earlier changes to the other rules.

- The deleted eligibility criteria in new Section 17-2034-20 were moved to new Sections 17-2034-21, which addresses eligibility (Sections 17-2034-21 (a)(1)(B) & (F)).

- The deleted informal hearing language in new Section 17-2034-22 were moved to new Section 17-2034-23, which addresses the informal hearing process in detail.

- The criteria regarding occupancy standards is in new Section 17-2034-6.

- Section 17-2034-33(a) & (f) establishes geographical waitlists, similar to the federally assisted public housing program, and allows applicants to apply only for one geographical waitlist at a time. Their selection can be changed at any time in writing without losing the original date of their application for the program.

- Section 17-2034-33(e) was revised to state that once housed in a federally funded or state assisted public housing program, an applicant cannot remain on the waitlist for the State-Aided family public housing program.

- Section 17-2034-35 included clarifying language by providing where notices must be posted regarding the closure and reopening of the application process, by providing that notices must be posted in conspicuous place at the Authority's offices that accept applications. This is the same language as for the federally assisted public housing program, for consistency.

- Section 17-2034-36(c) was revised to be consistent with the HARs for the federally assisted public housing program. When an applicant refuses an offer of placement without good cause, the HPHA intends to cancel their application from the State-Aided family public housing program rather than place them at the bottom of the waitlist.

- Section 17-2034-36(e) was updated with language to allow placement of not less than 50% of available units for applicants without preference, and up to 50% to applicants with preference, to implement Act 148, SLH 2013.

- Section 17-2034-37 was updated with clarifying language to be consistent with HARs for the federally assisted public housing program and states that if an applicant does not have a disability that requires the accessibility features of the

unit they accept, they are required to agree to move to a non-accessible unit when one becomes available, even if they have another type of disability.

- Section 17-2034-40 was updated with clarifying language on the types of conditions covered by Rental Agreement; providing that Chapter 521, HRS, Landlord Tenant Code governs tenancy in the State-Aided Family Public Housing Program.

- Section 17-2034-40(a) was revised to include language on smoking prohibitions to be a term to be set forth as a condition of occupancy in the rental agreement, to implement the No Smoking Law in Act 91, SLH 2014. *(The remaining language in this subsection was inadvertently underlined, but already exists. The only new language is "smoking prohibition".)*

Director Medeiros asked for clarification on whether the proposed preferences for veterans were governed by federal law.

Executive Director Ouansafi responded that the preferences for the State-Aided family public housing program are not governed by federal law, but are delineated in 356D, Hawaii Revised Statutes.

Deputy Attorney General Sugita read 356D-42, HRS for the Board as follows:

> **"Housing; tenant selection.** (a) The authority shall select tenants upon the basis of those in greatest need for the particular housing, subject to the following limitations and preferences:
>
> (1) The authority may limit the tenants of any State low-income housing project to classes of persons when required by federal law or regulation as a term or condition of obtaining assistance from the federal government; provided that not less than fifty per cent of available units shall be for applicants without preference and up to fifty per cent of available units shall be for applicants with preference;
>
> (2) Within the priorities established by the authority recognizing need, veterans with a permanent disability of ten per cent or more, as certified by the United States Department of Veterans Affairs, and their dependent parents, if any. The deceased veteran's widow or widower shall be given first preference. Parents of veterans shall not use the veteran status of their adult child as a basis for preference; and
>
> (3) Subject to any limitations set by federal law or regulation, the Authority shall not select as a tenant, and may terminate the tenancy of, any person if the person or any household member owns or acquires a home within the State.
>
> (b) The Authority shall adopt rules pursuant to chapter 91 to carry out the purposes of this section."

Director Medeiros stated that although she recognizes that the preferences are governed by the statute, she is concerned with HPHA having a lower preference for homeless persons who are participating in a federally funded or state funded homeless transitional shelter or program and who are in compliance with a social service plan. Director Medeiros also voiced concern with the statutory requirement to provide a preference for not more than 50% of all applicants. Director Medeiros further questioned whether there is an equal need for housing among the preference groups (e.g., veteran's or homeless).

Executive Director Ouansafi surmised that the need for State public housing is much less among the veterans than for those who are homeless; thereby making access to State public housing more likely for homeless families.

Director Medeiros questioned the need for 17-2034-31(b) which states that "an applicant shall not receive a preference if any adult member of the applicant family is a person who was evicted or terminated from any federally-assisted housing or State-Aided public housing program operated by the authority for three year period beginning on the date of eviction or termination" and whether there was no consideration for including individuals convicted of other more violent crimes such as sexual offenders or drug abuse.

Executive Director Ouansafi clarified that many of those individuals, such as sex offenders, are not eligible for the HPHA's housing programs.

Director Espero requested that the Board revise the preferences for individuals and families living in a homeless transitional shelter to include those residing in emergency shelters. He explained that HUD is moving towards terminating assistance for transitional shelters under the federally funded programs and homeless providers are considering ways to either convert their shelters into permanent supportive housing or emergency shelters. Director Espero recommended that in anticipation of HUD's program changes, HPHA should amend its rules to provide a preference for homeless individuals in emergency shelters.

Executive Director Ouansafi stated that although there has been discussion on the federal level regarding decreasing funding for transitional shelters, there is also support for the transitional shelters which provide supportive services for the homeless families. Executive Director Ouansafi reported that there was some concern from the staff who found that individuals were able to circumvent the intent of the preferences by staying at the homeless shelter for 1-2 days in order to obtain verification documentation from the shelter. He suggested that changing the preference to include emergency homeless shelters would require additional information and a larger discussion at the Board level to adequately address the issue.

Director Espero agreed that there are valid concerns with including emergency shelters in the preference, but explained that there are also emergency shelters which require a

homeless individual's participation in supportive services. Director Espero further suggested that these emergency shelters have similar requirements, and the only difference is the length of time they stay at the emergency shelter (e.g, 1-9 days versus 2 years).

Deputy Attorney General Sugita explained that the proposed amendments currently being considered by the Board are taking time because there are numerous changes. She suggested that future changes, such as adding a preference, would not take as long and be easier to accomplish.

Chairperson Shim asked whether there is a firm date set for HUD's change in funding. There being none provided, Chairperson Shim recommended that the Board defer making a change to include emergency homeless shelters in the preference until more information from HUD is available.

Executive Director Ouansafi agreed and also indicated that the HPHA received tenant opposition to including individuals from homeless emergency shelters as a preference.

Director Medeiros commented that the Institute for Human Services (IHS), which is the largest homeless shelter in Hawaii, is an emergency shelter. Homeless families at IHS cannot utilize the preference to apply for public housing. Director Medeiros stated that there could be families, such as those who are fleeing from domestic violence or who suffered a medical catastrophe, who could easily be assisted to get back on their feet through placement under a preference. She recommended that staff continue to work with service providers to determine whether there was a way to adequately screen individuals who are legitimately homeless, rather than those who are staying at the shelter just to circumvent the waitlist.

Executive Director Ouansafi clarified that the HPHA does provide preference for individuals who are involuntarily displaced or victims of domestic violence. He also indicated that he confirmed with IHS that they have both emergency shelter and transitional shelter beds, and that the transitional shelter beds operated by IHS would meet the definition for the homeless preference. He recommended that staff be allowed to conduct more research and bring that information back to the Board in the near future.

Chairperson Shim concurred that more information was needed and indicated that the Board did not need to wait for a change from HUD to consider future rule changes to the preferences. He requested that the discussion occur in the near future.

Director Medeiros noted that the proposed revision to Section 17-2034-40 was revised to include language to implement Section 356D-44, HRS, which states that the state public housing program is governed by Chapter 521, HRS, Hawaii Landlord Tenant Code. She recommended that Director DeMello talk with the RAB about the proposed change to the landlord-tenant code which is generally considered pro-tenant and may be an area where the tenants would want to comment on.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Section 17-2034-41(a)(6) was revised to include language to require adherence to the smoking prohibition to implement the No Smoking Law enacted as Act 91, SLH 2014.

- Section 17-2034-41(a)(7) was revised to include language to require that tenants maintain continued and uninterrupted utility services for safety purposes, as similarly required in the updated HARs for the federal public housing program.

- Section 17-2034-41(b) was revised to include language similar to that in the updated HARs for the federal public housing program that clarifies that the Authority must approve all household additions except for a newborn child, after verification of eligibility. New language was also added that the HPHA will not approve additions of family members other than by marriage, birth, adoption, or court-awarded custody, where the occupancy standard would require a larger size unit.

- Section 17-2034-41(c) was revised to include language which requires that all changes to household composition must be reported to the Authority within 10 business days.

Executive Director Ouansafi recommended that the Board should also have discussions regarding the definition of family and whether the current definition allows for individuals to circumvent the waitlist. Chairperson Shim agreed that a discussion on the definition of family should occur in the near future.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State-Aided Family Public Housing Program as follows:

- Section 17-2034-41.1(a) was revised to include language that clarifies what will happen if the head of household (HOH) is declared permanently absent. Example: if the HOH passes away, HPHA will determine if a remaining member of the household is eligible to be the new HOH. Someone who has lived in the unit for less than 12 months cannot be the new HOH, to prevent circumvention of the waitlist. If there are no other family members besides the remaining member who has occupied the unit for less than 12 months, then no one is eligible to retain the unit, and the unit will be made available to an applicant family who is awaiting a unit.

- Section 17-2034-43(b) was revised to include a 90 day deadline to vacate the unit was deleted to prevent confusion. Executive Director Ouansafi explained that it often takes more than 90 days to complete the legal proceedings to

remove the tenant from the unit by writ of possession, as the State public housing program goes through the court system.

- The timeframe for conducting special reexaminations was changed to allow for reexaminations at any time, to provide more flexibility to the HPHA. Special reexaminations are frequently necessary when the tenant reports zero income, and may be required again after the initial three month period.

- Section 17-2034-45(a) & (b) was revised to state that rent will not be reduced between annual determinations of rent if the income is reduced due to reduced welfare benefit payments caused by welfare sanctions for noncompliance with welfare self-sufficiency and work activity requirements, or when the reduction will only last less than 30 calendar days. This change will provide for consistency with the federal public housing program.

- Section 17-2034-45(c) was revised to provide a deadline of 10 business days for tenants to report increases in income after a tenant has received an interim decrease in rent. This change will provide consistency with the HARs for the federal public housing program.

- Section 17-2034-45(e) was revised to require tenants to report all changes in family composition, to allow the Authority to determine any changes in income resulting from the change in family composition. Example, if a family member earning income leaves, the rent may decrease. However, if this is not reported timely, the family may not be able to continue to pay the rent, and the balance will show up as a delinquency.

- Section 17-2034-46 was revised to update the protected classes for nondiscrimination purposes to include creed, gender identity or expression, sexual orientation, and national or ethnic origin; providing that unit transfers are authorized for administrative reasons including rehabilitation work to a project, for a reasonable accommodation, or when a family occupying an accessible unit no longer needs the accessible features; clarifying that an issuance of a notice of violation of the rental agreement constitutes the initiation of the eviction proceedings, during which time families will not be transferred.

- Section 17-2034-46(b) was revised to clarify the types of emergency situations where the HPHA is authorized to transfer tenants, and adds: 1) administrative reasons, including for modernization, renovation, or redevelopment; 2) reasonable accommodations; and 3) making an accessible unit available to a family who requires the features, as additional reasons the HPHA may transfer tenants.

- Section 17-2034-46(c) was updated with language which provides HPHA the flexibility to determine whether an available unit should be used for a new move-

in or a transfer, by authorizing, but not requiring HPHA to prioritize transfers over new admissions.

Director Young questioned whether the State-Aided family public housing program needed to include all protected classes defined under State law, such as pregnancy.

Executive Assistant Arashiro responded that the HPHA's programs comply with State laws on protected classes under the Fair Housing laws. Deputy Attorney General Sugita concurred that the proposed protected classes follow the State laws which are more inclusive than the federal laws on protected classes and that a pregnant woman would be protected under familial status.

Director Smith left the meeting at approximately 1:33 pm.

Chairperson Shim declared a short recess and reconvened at 1:36 pm.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Section 17-2034-46(e) was updated to clarify the situations in which a family who is in an eviction proceeding cannot be transferred. The proposed changes provide for consistency with the HARs for the federal public housing program.

- Section 17-2034-47 was revised to reduce the time tenants are required to pay back charges from 180 days down to 60 days; authorizing the Authority to enter into reasonable payment arrangements.

Director Young asked whether the 60 day time limit in the rules would be enforceable on the tenant.

Executive Director Ouansafi confirmed that the conditions in the administrative rules would be enforceable on the tenants.

Executive Assistant Arashiro clarified that back charges are applied when a tenant knowingly fails to report an increase in income (i.e., commits fraud) and must repay the HPHA for back owed rent within 60 days.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Section 17-2034-47(b) was revised to include language which authorizes the HPHA to enter into reasonable payment arrangements, when it determines that the delinquency can reasonably be paid off by the family within 6 months. In the federal public housing program, HPHA uses this provision to work with tenants with delinquencies, in order to avoid eviction.

- Section 17-2034-48 was updated and revised to include language which describes when the HPHA may terminate a rental agreement:

    - Section 17-2034-48(b)(1)(i)-(vii) lists examples of when a tenant may have failed to observe or perform an obligation of the rental agreement that pertains to standards of occupancy that may trigger termination of the lease, for clarity. The same changes were made to the HARs for the federal public housing program.

    - Section 17-2034-48(b)(2) & deleted (3) inserted Clarified the "illegal use of a controlled substance" basis for lease termination, for consistency with the HARs for the federal public housing program.

    - Section 17-2034-48(b)(5) Adds "threatening the health or safety of HPHA staff or agents" as a basis for lease termination, to protect the safety of HPHA staff and agents, and for consistency with the HARs for the federal public housing program.

    - Section 17-2034-48(b)(6) Implements the No Smoking Law enacted by Act 91, SLH 2014, by providing that HPHA may terminate the lease if the family violates the smoking prohibition on more than 2 occasions.

    - Section 17-2034-48(b)(8) (wrong subsection number, should be (7)) Adds "failing to maintain utility services" as a basis for lease termination, to protect the safety of HPHA staff and agents, and for consistency with the HARs for the federal public housing program. When tenants do not have utility services, they resort to other means such as pulling utilities from common areas or using gas grills or candles as their means of energy, threatening the safety of other residents.

    - Section 17-2034-48(b)(9) (wrong subsection number, should be (8)) Adds "convicted of a felony and felony is related to specified criminal offenses" as a bases for lease termination, as the list of specified criminal offenses was developed with the likelihood of harming other residents and the public housing community in mind. This is to protect the safety of HPHA residents, and for consistency with the HARs for the federal public housing program. This is also to address the reversal of the eviction case of Kolio, which HPHA believed harmed the other residents, but was not upheld due to the basis not being specified in the HARs.

    - Section 17-2034-48(b)(10) & (11) Adds "fleeing to avoid prosecution or custody" and "violates a condition of parole" as bases for lease termination, to protect the safety of HPHA residents, and for consistency with the HARs for the federal public housing program.

- Section 17-2034-48(b)(12) Adds "engaging in willful damage to HPHA property" as a basis for lease termination, to protect the HPHA's property, and for consistency with the HARs for the federal public housing program.

- HPHA corrected the exhibit number for the Exhibit on minimum rents, as a housekeeping correction.

- Section 17-2034-66(a) & (b) were revised to include a late fee of $25 and dishonored check fee of $25 to sanction tenants who fail to comply with the terms of their rental agreement and to reward those tenants who pay their rent on time, and to cover the administrative costs of following up with tenants when rent is paid late or checks do not go through.

Executive Director Ouansafi explained that the proposed change for the $25 late fee was the basis for public testimony earlier in the meeting. Executive Director Ouansafi clarified that the HPHA is not currently assessing tenants a late fee but is proposing to add the late fee to the rules. The Michaels Development Company, however, is charging their tenants a ($20) late fee as was testified earlier.

Executive Director Ouansafi explained that the justification for the late fee is that the amount of rent being charged is considered reasonable and affordable for the tenants at 30% of their adjusted income. Their failure to pay the rent on time is considered a breach of their agreement. He stated that the tenants have an obligation to the HPHA and the tax payers. As an example, he described how four years ago, the Kauai AMP was reporting over $100,000 in delinquent rent on its financial statements. Without a mechanism to motivate the tenants to pay for their rent on time, they can quickly fall into a position where they are now several months behind and unable to catch up. Executive Director Ouansafi further explained that it also fosters similar behaviors among neighbors when the HPHA allows tenants to pay their rent late without penalty.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Section 17-2034-66(c) inserted language that is already in the rental agreement for the State public housing units that require tenants to pay maintenance costs that are incurred by tenants for repairs in excess of ordinary wear and tear, or for intentional or negligent damage caused to the property by tenants.

- Section 17-2034-67 was revised to authorize HPHA to assign delinquent accounts to a collection agency. This proposed change will provide for consistency with the federal public housing program and to improve collection on delinquent accounts.

Director Darcy voiced concerns about delinquent accounts that are turned over to a collection agency, stating that collection agencies will double or triple the amount a

tenant owes by adding on fees. She described her experience with families who were unable to clear their debt because of the significant increase in fees.

Executive Director Ouansafi clarified that the HPHA does not sell their accounts to collection agencies. The collection agencies used by the HPHA are not able to "double" their fees, but instead receive a portion of the amount collected from the tenant. HPHA then receives a smaller percentage of the rent owed. He explained that HPHA is required to make good faith collection efforts to obtain approval from the AG's Office (Civil Recoveries Division) to write off the uncollectible debt. Executive Director Ouansafi further clarified that these are accounts for tenants who are no longer living in public housing.

Deputy Attorney General Sugita confirmed that the HPHA must obtain approval from the AG's Office to write off delinquent accounts. She explained that since the HPHA does not have staff to pursue collections against former tenants, they contract out the work with collection agencies to demonstrate that they have made good faith efforts to collect the bad debt. Deputy Attorney General Sugita further explained that the HPHA is rated by HUD on the amount of bad debt recorded in its financial statements.

Director Medeiros asked whether there is a timeline or procedures for determining when collection efforts should be stopped.

Executive Director Ouansafi explained that once the debt is collected or a minimum number of days in collection has passed and HPHA has demonstrated that they made good faith efforts, the debt may be written off with AG approval. The HPHA does not charge a tenant interest or late fees against an outstanding debt. Executive Director Ouansafi further explained that in many cases, collection agencies do not want to pursue small outstanding balances against former public housing tenants.

Executive Director Ouansafi continued to explain the proposed changes to the Hawaii Administrative Rules for the State Aided Family Public Housing Program as follows:

- Section 17-2034-70 was included to authorize HPHA to administer special programs using different criteria for selection, which are for special or specific purposes. This provision is required to allow staff to bring these measures to the HPHA Board for approval at that time.

- Section 17-2034-71 was updated to authorize the HPHA to allow police officers who would not otherwise be income eligible for occupancy to occupy specified units in the State public housing program to enhance security at the property. These police officers would be required to pay a security deposit and minimum rent.

  Executive Director Ouansafi explained that under this initiative a police officer would reside in a public housing unit, provide for police presence on site, and participate in community activities (e.g., community policing).

Director Espero moved,

> **To amend the main motion to revise Section 17-2034-7(a) (date stamped page 172) to delete "shall" and the period after "units" and to insert the underlined phrases as follows: "The monthly rent for a family residing in a State aided public housing project shall include utility allowances established in accordance with subsection (b) only until meters are installed for individual units~~.~~; provided that utility allowances ~~shall~~ may be included in rent for individually metered units subject to the availability of sufficient State funding and the requirements of section 356D-43 Hawaii Revised Statutes."**

- **And, to revise section 17-2034-33(a) (date stamped page 182) to strike the phrase "apparently eligible" and to insert "who may be eligible" as follows: "The authority shall maintain five geographical waiting lists of all ~~apparently eligible~~ applicants who may be eligible as follows:".**

> **The motion to amend the main motion was unanimously approved.**

Director Young moved,

> **To approve the amended motion.**
>
> **The amended motion was unanimously approved.**

For Information:

> **The Hawaii Public Housing Authority's Fiscal Year 2014-2015 Annual Report to the Governor and Legislature, Required Pursuant to Section 356D-20, Hawaii Revised Statutes and Distributed in Accordance with Section 32-57.5, Hawaii Revised Statutes**

Executive Director Ouansafi reported that the HPHA submitted the Annual Report to the Governor and the Legislature as required. The report is posted on the HPHA's website.

For Discussion:

> **Scheduling of Site Visits to the HPHA's Public Housing Properties**

Chairperson Shim reiterated the desire to conduct site visits to the HPHA's public housing properties statewide.

Executive Director's Report:

- Executive Director Ouansafi reported that the Legislative Session has started and anticipate that there will be many bills concerning housing moving through the committees. He commented that there may be a need to call a Special Board meeting during the Legislative session to discuss proposed legislation and the Board will be informed accordingly.

- Executive Director Ouansafi reported that negotiations on the mixed income/mixed finance redevelopment projects are ongoing.

- Executive Director Ouansafi reported that the Governor's budget included a request for HPHA to receive $25.0 million for capital repairs and $6.0 million to expedite the repair of vacant units.

  Director Medeiros asked whether the HPHA had a budget briefing before the "money" committees.

  Executive Director Ouansafi responded that the budget briefings were completed and felt that the meeting went well. He said that the questions and concerns from the Committees were fair and reasonable, such as inquiries on the positions for the MSW program.

- Executive Director Ouansafi reported that the Property Management Branch moved in 50 families into public housing in January and had 51 units become vacant during the month. As such, there was a net increase of one vacant unit for the month of December.

- Executive Director Ouansafi reported that the HPHA is continuing its efforts to properly remove the arsenic from the soil at Lanakila Homes.

- Executive Director Ouansafi reported that the Board had requested that the final Financial Audit for FY 2014-2015 be ratified in January. The final report, however, was received during the week of January 20th and as such will be presented to the Board at the next Board meeting.

- Executive Director Ouansafi reported that Pages 237-239 in the Executive Director's report are duplicate pages.

Director Espero left the meeting at 2:00 pm

Director Medeiros requested notification of when the budget bills are scheduled in front of the Finance committees.

Adjournment:

The meeting adjourned at approximately 2:02 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:

FEB 18 2016

Deidra Ahakuelo-Kepa
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on February 18, 2016 : [✓] As Presented [ ] As Amended

FEB 18 2016

Director Jason Espero
Board Secretary

Date

Approved by the Executive Director

FOR ACTION

MOTION: To Adopt Board Resolution No. 16-01 Expressing Deepest Sympathy and Appreciation to Family of the Late John C. Wong, Deputy Attorney General

I. FACTS

A. Deputy Attorney General John Wong worked for the Department of the Attorney General and served as legal counsel for the Hawaii Public Housing Authority continuously since 1993.

II. DISCUSSION

A. Deputy Attorney General John Wong passed away on January 28, 2016.

III. RECOMMENDATION

That the Board of Directors Adopt Board Resolution No. 16-01 Expressing Deepest Sympathy and Appreciation to the Family of the Late John C. Wong, Deputy Attorney General

Adopted by the Board of Directors
On the Date Set Forth Above

Pono Shim
Chairperson

RESOLUTION NO. 16-01
HAWAII PUBLIC HOUSING AUTHORITY

EXPRESSING DEEPEST SYMPATHY AND APPRECIATION TO THE FAMILY OF THE LATE JOHN C. WONG, DEPUTY ATTORNEY GENERAL

WHEREAS, Deputy Attorney General John C. Wong first served as legal counsel for the Hawaii Housing Authority from 1981 – 1983 when he was assigned to assist with the State's first land reform lawsuit. After working in both the private and other public sector areas for 10 years, Deputy Attorney General Wong returned to work with the Hawaii Public Housing Authority (formerly known as "Hawaii Housing Authority" and "Housing Community and Development Corporation of Hawaii") where he served continuously since 1993; and

WHEREAS, Deputy Attorney General Wong brought with him a wealth of legal experience which was reflected both in his thoughtful inquiries and practical guidance at the Board level, and informative education and training opportunities he provided at the staff level; and

WHEREAS, Deputy Attorney General Wong worked tirelessly to improve services and programs for the families in the HPHA's programs with his special brand of "no nonsense" talk and passionate discussions; and

WHEREAS, Deputy Attorney General Wong was able to share his experience and expertise and represented the HPHA ably in complex legal matters, litigation and contracting actions; and

WHEREAS, in his role as legal counsel, Deputy Attorney General Wong was particularly interested in improving agency performance and was a champion for Fair Housing and tenant rights; and

WHEREAS, Deputy Attorney General Wong passed away on January 28, 2016 and will be dearly missed by the Board of Directors, Executive Management and staff at the HPHA; and

WHEREAS, the HPHA's Board of Directors hold Deputy Attorney General Wong in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority Adopt Resolution No. 16-01 Expressing its Deepest Sympathy and Appreciation to Family of the Late John C. Wong on this 18th day of February 2016 for his years of dedicated service;

AND, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Mrs. Donna Wong and family reflecting our sincere appreciation for the contributions of the Late John C. Wong, Esq. to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.

Pono Shim, Chairperson	Alena Medeiros, Vice Chair
Jason Espero, Secretary	Lisa Darcy, Director
George De Mello, Director	Elizabeth Kim, Director
Myoung Oh, Director	Laura Smith, Director
Rachael Wong, Director	En Young, Director

Approved by the Executive Director
February 18, 2016

FOR ACTION

MOTION: To Reappoint the Following Individuals for Four -Year Terms:
1. Robert G. Hill to the Maui Eviction Board
2. Arde Long-Yamashita to the Kauai Eviction Board.

To Appoint the Following Individual for a Four Year Term:
1. Jennifer K. De La Cruz to the Hilo Eviction Board.

I. FACTS

A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair due process hearing during lease termination proceedings.

B. Pursuant to the Hawaii Revised Statutes (HRS) 356D-93, the Authority is authorized to appoint an eviction board which shall consist of not less than one person, and no more than three persons, of which one shall be a resident of public housing.

C. Attached is a list of the current eviction board members by county and term appointments.

II. DISCUSSION

A. The eviction board members are made up of volunteers from the community in both the public and private sector with work experiences in law, real estate, accounting and teaching. Eviction hearings are conducted on a weekly basis and require board members to commit to 1 to 4 hours per hearing scheduled date.

B. Prior to hearing an eviction case, the board members receive training on their roles and responsibilities to provide a fair and impartial hearing for the tenants. They are also trained on the roles and responsibilities of the tenant and the HPHA and its managing agents.

C. Due to natural attrition the Hearings Office continue to solicit new board members through various marketing and networking efforts, referrals from board members or HPHA staff to maintain board quorum.

D. Having more than the minimum amount of members and resident members appointed to the Oahu and Neighbor Island Eviction Boards will allow the

Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.

E. Robert Hill has served as a board member for 13 years and is currently the board chairman. Mr. Hill retired from the Maui Police Department in 2011; he meets the minimum qualifications to serve as an eviction board member and has expressed a willingness to serve another term.

F. Arde Long-Yamashita has served as a resident board member for 8 years and is in good standing with the Authority. Ms. Yamashita meets the minimum qualifications to serve as a resident eviction board member and has expressed a willingness to serve another term.

G. Jennifer De La Cruz is a social worker at the Judiciary Adult Client Services Branch and has a Masters in marriage and family therapy. Ms. De La Cruz's training and work experience in this area would be an asset to the Hilo Eviction Board. She also meets the minimum board qualifications and has expresses a willingness to serve a term on the Hilo Eviction Board.

III. RECOMMENDATION

That the Board of Directors Reappoint the following individuals for four-year terms:

1. Robert G. Hill to the Maui Eviction Board;
2. Arde Long-Yamashita to the Kauai Eviction Board; and

To Appoint the following individual for a four year term:

1. Jennifer K. De La Cruz to the Hilo Eviction Board

A. Attachment A: List of Eviction Board Members and Term Appointments
B. Attachment B: Resume of Robert G. Hill
C. Attachment C: Resume of Arde Long-Yamashita
D. Attachment D: Resume of Jennifer K. De La Cruz

Prepared by: Renee Blondin-Nip, Hearings Officer RN

Approved by the Board of Directors
on the date set forth above

Pono Shim, Chairperson

Attachment A

EVICTION BOARD MEMBERS
HAWAII PUBLIC HOUSING AUTHORITY
Initial Appointment/Current Expiration Dates

Board Member	Initial Appointment Date	Current Expiration Date	Years Served
Oahu A:			
Douglas Kaya	03/17/05	03/31/17	11
Radiant Chase	01/25/02	07/31/17	14
Wanda Camara*	12/19/13	12/19/19	3
Chunmay Chang	11/01/13	11/01/19	3
Oahu B:			
Jane Moana Gray*	08/31/79	07/31/17	37
Earl Mente	12/19/97	07/31/17	19
Joyce Nakamura	02/20/98	07/31/17	18
Louanne Kam	09/17/15	09/17/19	New
Oahu C:			
Solomon Kuresa*	05/16/97	07/31/17	19
Sylvianne Young	12/19/97	07/31/17	19
Sylvia Wilmeth	11/18/10	11/31/16	6
Hilo:			
Jane Moana Gray**	06/21/07	06/30/17	9
Keith Biho	02/18/10	02/29/16	5
Joanne Luiz*	02/29/14	02/29/16	2
Kauai:			
Fay Rapoza	10/10/13	10/30/17	3
Jane Moana Gray**	06/21/07	06/30/17	9
Arde Long-Yamashita*	02/31/08	02/31/16	8
Kona:			
Jane Moana Gray**	06/21/07	06/30/17	9
Arleila Andrade	09/15/10	09/31/16	6
Mary Hoffman*	10/10/13	10/30/17	3
Maui:			
Wanda Camara**	12/19/13	12/19/19	3
Robert G. Hill	03/01/03	02/28/16	13
Mark Nishino	03/01/05	03/01/17	11

* Resident Board Member
** Floating Resident Board Member if quorum needed

Revised 01/22/16

Approved by the Executive Director
February 18, 2016

FOR ACTION

SUBJECT: To Authorize the Executive Director to Execute the Capital Fund Program Amendment No. 153 (form HUD 52840-A) to the Consolidated Annual Contributions Contract to Accept $9,184,654 in Federal Funds under the U.S. Department of Housing and Urban Development's Capital Fund Program

A. FACTS

1. On February 11, 2016, the U.S. Department of Housing and Urban Development issued the annual Capital Fund Program (CFP) Amendments to housing authorities nationwide.

2. Under the CFP Amendment to the consolidated Annual Contributions Contract, HUD agrees to provide CFP assistance to the HPHA to carry out capital and management activities at federal public housing developments.

3. All capital and management activities must be carried out as described in the HUD-approved Annual PHA Plan Capital Fund Annual Statement.

B. DISCUSSION

1. The HPHA must apply for the entire CFP assistance amount of $9,184,654.00 for the fiscal year July 1, 2016 to June 30, 2017. A copy of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract is included at Attachment A.

2. The timeline for the FY 2016 Capital Fund Program Formula Grant is included at Attachment B.

3. The proposed budget for the 2016 Capital Fund Program is included in the draft Five Year and Annual Public Housing Agency (PHA) Plan which is currently pending public hearing and is included at Attachment C.

   The PHA Plan is due to HUD no later than April 15, 2016. As the PHA Plan public hearing is not completed, the HPHA is allowed to use the public hearing and board resolution for its most recently approved 5-year plan.

4. Public housing agencies are also required to submit the following standard certifications:
   a. Disclosure of Lobbying Activities (Lobbying Form – SFLLL)
   b. Certification of Compliance with PHA Plans and Related Regulations (form HUD-50077)
   c. Certification of Payments to Influence Federal Transactions (form HUD 50071)
   d. Civil Rights Certification (form HUD 50077-CR)

C. RECOMMENDATION

That the Board of Directors Authorize the Executive Director to Execute the Capital Fund Program Amendment No. 153 (form HUD 52840-A) to the Consolidated Annual Contributions Contract to Accept $9,184,654 in Federal Funds under the U.S. Department of Housing and Urban Development's Capital Fund Program

Attachments:

a. Form HUD 52840-A Capital Fund Program Amendment to the Consolidated Annual Contributions Contract (form HUD 53012)
b. Timeline for FY 2016 Capital Fund Program
c. CFP Annual Statement/Performance and Evaluation Report (HUD 50075.1)

Prepared by: Becky Choi, State Housing Development Administrator

Approved by the Board of Directors
on the date set forth above

Pono Shim
Chairperson

2016 Capital Fund

Capital Fund Program (CFP) Amendment
To The Consolidated Annual Contributions Contract (form HUD-53012)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Hawaii Public Housing Authority | HI001 | (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) SF-181 dated 7/1/1998

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

$ $9,184,654.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number HI08P00150116
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 153

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).

2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one) [ ] Yes [X] No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements.
For *total conversion* of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For *partial conversion*, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development	PHA (Executive Director or authorized agent)
By Date:	By Date:
Title	Title
Director, Honolulu Field Office	Executive Director

Previous versions obsolete form HUD-52840-A 03/04/2003

Timeline for FY 2016 Capital Fund Program (CFP) Formula and RHF Grants		
	PHA, HUD Headquarters (HQ), and ROs/FOs Actions	**Significant Dates**
1.	PIH HQ Posts to Office of Capital Improvements Website • CF grant amounts • FY 2016 CF Program ACC Amendments	**No later than February 12, 2016**
2.	PIH HQ emails notification to PHAs that ACC Amendments are posted	**No later than February 12, 2016**
3.	PIH HQ sends data tool and certifications to ROs/FOs	**No later than March 5, 2016**
4.	Three original signed and dated ACC Amendments for each 2016 formula & RHF grant, along with the corresponding CF Annual Statement form HUD 50075.1 (Parts I & II) must be received in the ROs and FOs (See 2016 web guidance)	**March 16, 2016**
5.	PIH HQ runs DUNS registration in SAM report. PHAs with expired registrations will have FY 2016 grants suspended in LOCCS.	**March 30, 2016**
6.	ROs/FOs execute ACC Amendments for FY 2016 CF grants	**April 13, 2016**
7.	ROs/FOs send PIH HQ the data tool and certification	**April 14, 2016**
8.	Notification to FOs to begin spreading budgets	**May 2, 2016**
9.	**Final submission for all pending ACC Amendments** *****IMPORTANT - IF THE PHA MISSES THIS DEADLINE, THE GRANT WILL BE RESCINDED & DE-RESERVED*****	**May 31, 2016**
10.	FOs complete processing pending ACCs	**June 6, 2016**
11.	FOs complete FO certification process and submit to HQ for pending ACCs	**June 13, 2016**
12.	FOs complete spreading budgets for all FY 2016 CFP Formula and RHF Grants	**June 30, 2016**

eLOCCS/LOCCSweb - FY 2016 CFP Formula and RHF grants Contract Dates

Obligation Start Date	April 13, 2016
Obligation End Date	April 12, 2018
Disbursement End Date	April 12, 2020

Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P001501-16 CFFP (Yes/ No): No Replacement Housing Factor Grant No:					Federal FFY of Grant: 2016		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
30/1026 Puuwai Momi	Community Center Building and Site Improvements (Fees and Costs)	1430		100,000				Planning
37/1045 Pahala Homes	Rehabilitate 24 Units of Elderly Housing, ADA Units, Modernization, Site and Physical Improvements (Dwelling Structures)	1460		1,700,000				Planning
37/1045 Pahala Homes	Rehabilitate 24 Units of Elderly Housing, ADA Units, Modernization, Site and Physical Improvements (Non-dwelling Structures)	1470		200,000				Planning
37/1045 Pahala Homes	Rehabilitate 24 Units of Elderly Housing, ADA Units, Modernization, Site and Physical Improvements (Non-dwelling Equipment)	1475		100,000				Planning
40/1045 Kuhio Homes	Parking Lot and Sidewalk Renovation, Sewer Repairs, Replace Gutters, Interior MOD, Exterior Painting, Spall Repair (Dwelling Structures)	1460		1,700,000				Planning
40/1045 Kuhio Homes	Parking Lot and Sidewalk Renovation, Sewer Repairs, Replace Gutters, Interior MOD, Exterior Painting, Spall Repair (Site Improvement)	1450		300,000				Planning
50/1008 Palolo Valley Homes	Physical Improvements Ph4 (Dwelling Structures)	1460		1,700,000				Planning
50/1008 Palolo Valley Homes	Physical Improvements Ph4 (Dwelling Equipment—Nonexpendable)	1465.1		300,000				Planning

Part II: Supporting Pages

PHA Name: Hawaii Public Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: **HI08P001501-16** CFFP (Yes/ No): No Replacement Housing Factor Grant No:					**Federal FFY of Grant: 2016**		
Development Number Name/PHA-Wide Activities	**General Discription of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
LIPH/Wide	ADA/UFAS Accessibility Compliance, for (5 projects) Puuwai Momi, Waimaha, Kauiokalani, Kauhale Nani, Kupuna Home O' Waialua (Fees and Costs)	1430		148,422				Planning
LIPH/Wide	Maanagement Improvements	1408		45,485				Planning
LIPH/Wide	Various Funding Place Holders	1460		700				Planning

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Approved by the Executive Director
February 18, 2016

FOR INFORMATION

SUBJECT: Hawaii Public Housing Authority Legislative Update – Bill Tracking and Bills of Interest, Including Senate Bills (SB) and House Bills (HB) as follows:

SB 2087	Appropriations for housing programs;
SB 2089	Exempts rental subsidy payments for Section 8 from the State general excise tax;
SB 2091	Appropriates funds for the repair and maintenance of existing public housing stock in the State.
SB 2211	Appropriates funds to the Department of Human Services to target youths who live in public housing at risk of engaging in gang activities;
SB 2275	Authorizes issuance of general obligation bonds and appropriates funds for repair and maintenance of public housing projects managed by the Hawaii Public Housing Authority;
SB 2343	Prohibits the Hawaii Public Housing Authority from limiting the number of tenants in the Section 8 Housing Choice Voucher program that may occupy a single tax map key property;
SB 2509	Establishes a seven-year limit on tenants in state low-income housing projects;
SB 2561	Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units ready for occupancy between 01/01/17 and 12/31/26, and establishes a temporary special action team on rental housing to recommend actions by the governor to achieve the goal;
SB 2563	Makes the projects of the Hawaii Public Housing Authority eligible for grants from the rental housing revolving fund;
SB 2564	Transfers the State Rent Supplement program from the Hawaii Public Housing Authority to the Department of Human Services on 07/01/17;
SB 2565	Repeals the State Housing Sales program of the Hawaii Public Housing Authority;
SB 2734	Authorizes funds for deposit into the dwelling unit revolving fund for the development of infrastructure and improvements of on-site and off-site development;
SB 2834	Authorizes creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund and use of the Dwelling Unit Revolving Fund to finance regional state infrastructure improvements in areas of planned growth;
SB 2876	Exempts Hawaii Public Housing Authority lands from the definition of "public lands" in section 171-2, Hawaii Revised Statutes;

SB 2998	Appropriates funds for repair and maintenance of existing public housing stock in the State;
SB 3077	Establishes a transit-oriented development advisory;
HB 1640	Requires the Hawaii Public Housing Authority to establish a program to offer insurance policies to landlords who rent to Section 8 tenants;
HB 1901	Requires any state or county agency that employs personnel whose job duties require or may require intervention in a domestic violence situation to provide such employees with a minimum of 15 hours of domestic violence intervention training;
HB 1958	Exempts rental subsidy payments for Section 8 and Housing First Programs from the State general excise tax;
HB 1986	Appropriates funds to the Department of Human Services to target youths who live in public housing who are at risk of engaging in gang activities;
HB 2097	Requires the Hawaii Public Housing Authority to coordinate with the Office of Planning and work in conjunction with the Hawaii Housing Finance and Development Corporation when developing a public housing project on property within one-half mile of a transit station;
HB 2244	Makes various appropriations for various housing programs; and
HB 2246	Establishes a seven-year limit on tenants in state low-income housing projects.

I. FACTS

A. The 28th Hawaii State Legislature convened for the first year of the biennium on January 21, 2016.

B. As of February 11th, 2016, most bills of interest to the Legislature have been heard in their first referred committee. March 10th, 2016 is "First Decking" when all bills under consideration for crossover to the other chamber must be submitted to the clerk of the originating chamber in their final form at least 48 hours prior to third reading.

C. The Hawaii Public Housing Authority (HPHA) is tracking 81 Senate Bills and 93 House Bills (*see* Attachment - Bill Tracking as of 2/11/16), and has submitted testimony for 16 Senate Bills and 11 House Bills thus far (*see* Attachment – Bills of Interest as of 2/11/16).

D. Hearing notices, bill drafts and testimonies can be found at the Legislative website at this address: http://www.capitol.hawaii.gov/

II. DISCUSSION

A. Here are the Senate Bills (SB) that the HPHA has submitted testimony for thus far:

1. SB 2087, RELATING TO HOUSING. Makes various appropriations for housing programs. Status: Deferred.

2. SB 2089, RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR LOW INCOME RENTAL SUBSIDIES. Exempts rental subsidy payments for Section 8 and Housing First Programs from the state general excise tax. Status: Deferred to 2/17/16 by the Senate Ways and Means Committee.

3. SB 2091, RELATING TO PUBLIC HOUSING. Appropriates funds for the repair and maintenance of existing public housing stock in the State. Status: Deferred.

4. SB 2211, RELATING TO YOUTH GANG PREVENTION AND INTERVENTION. Appropriates funds to the department of human services to target youths who live in public housing who are at risk of engaging in gang activities or joining gangs. Status: Deferred.

5. SB 2275, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY. Authorizes the issuance of general obligation bonds and appropriates funds for the repair and maintenance of public housing projects managed by the Hawaii public housing authority. Status: Deferred.

6. SB 2343, RELATING TO PUBLIC HOUSING. Prohibits any county and the Hawaii public housing authority from limiting the number of tenants in the section 8 housing choice voucher program that may occupy a single tax map key property, regardless of the number of units comprising the TMK. Clarifies that in a TMK comprised of 3 units each unit may have one section 8 tenant. Status: Deferred decision-making to 2/16/16.

7. SB 2509, RELATING TO HOUSING. Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed along from one individual to another. Requires unemployed tenants who live in state low-income housing to perform community service or enroll in classes. Status: Passed with amendments.

8. SB 2561, RELATING TO RENTAL HOUSING. Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units ready for occupancy between 01/01/17 and 12/31/26. Establishes a temporary special action team on rental housing to recommend actions by the governor to achieve the goal. Places the team under the lieutenant governor's office for administrative purposes and designates the lieutenant governor as special action team chair. Makes an appropriation. Status: To be heard by the House Housing Committee on 2/11/16 at 3pm.

9. SB 2563, RELATING TO RENTAL HOUSING. Makes the projects of the Hawaii public housing authority eligible for grants from the rental housing revolving fund. Makes the Hawaii public housing authority eligible for the lease of land from the Hawaii housing finance and development corporation at token lease rent. Revises the preferences and priorities for the funding of projects from the rental housing revolving fund. Status: To be heard by the House Housing Committee on 2/11/16 at 3pm.

10. SB 2564, RELATING TO THE STATE RENT SUPPLEMENT PROGRAM. Transfers the state rent supplement program from the Hawaii public housing authority to the department of human services on 07/01/17. Establishes a short-term limited exemption from chapter 91, Hawaii Revised Statutes, for the adoption of initial rules by the department for the program. Makes an appropriation and authorizes 2.00 positions to prepare for the transfer. Status: Deferred.

11. SB 2565, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY. Repeals the state housing sales program of the Hawaii public housing authority. Status: To be heard by the House Housing Committee on 2/11/16 at 3pm.

12. SB 2734, RELATING TO HOUSING. Authorizes the issuance of general obligation bonds and the appropriation of funds for deposit into the dwelling unit revolving fund for the development of infrastructure and improvements of on-site and off-site development. Status: To be heard by the House Housing Committee on 2/11/16 at 3pm.

13. SB 2834, RELATING TO THE DWELLING UNIT REVOLVING FUND. Authorizes the creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund and the use of the Dwelling Unit Revolving Fund to provide loans and grants to finance regional state infrastructure improvements in areas of planned

growth. Status: To be heard by the House Housing Committee on 2/11/16 at 3pm.

14. SB 2876, RELATING TO PUBLIC LANDS. Exempts Hawaii Public Housing Authority lands from the definition of "public lands" in section 171-2, Hawaii Revised Statutes. Status: To be heard by the Senate Housing and Water and Land Committees on 2/11/16 at 2:50pm.

15. SB 2998, RELATING TO PUBLIC HOUSING. Appropriates funds for the repair and maintenance of existing public housing stock in the State. Status: Passed by the Senate Housing Committee with amendments.

16. SB 3077, RELATING TO STATEWIDE COMMUNITY PLANNING. Establishes a transit-oriented development advisory group to develop, in collaboration with the office of planning, a unified action plan for the implementation of transit-oriented development on a state level. Status: To be heard by the Senate Housing and Economic Development, Environment and Technology Committees on 2/11/16 at 2:55pm.

B. Here are the House Bills (HB) that the HPHA has submitted testimony for thus far:

1. HB 1640, RELATING TO HOMELESSNESS. Requires the Department of Labor and Industrial Relations to establish a stipend program for qualified individuals currently enrolled in job training programs. Requires the Hawaii Public Housing Authority to establish a program to offer insurance policies to landlords who rent to Section 8 tenants. Makes an appropriation. (HB1640 HD1) Status: Reported from the House Housing Committee as amended in HD1.

2. HB 1901, RELATING TO DOMESTIC VIOLENCE. Requires any state or county agency that employs personnel whose job duties require or may require intervention in a domestic violence situation to provide such employees with a minimum of 15 hours of domestic violence intervention training. Status: To be heard by the House Human Services Committee on 2/11/16 at 9:30am.

3. HB 1958, RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR LOW INCOME RENTAL SUBSIDIES. Exempts rental subsidy payments for Section 8 and Housing First Programs from the state general excise tax. Status: Passed the House Housing and Human Services Committees with amendments.

4. HB 1986, RELATING TO YOUTH GANG PREVENTION AND INTERVENTION. Appropriates funds to the department of human services to target youths who live in public housing who are at risk of engaging in gang activities or joining gangs. Status: Deferred.

5. HB 2097, RELATING TO PUBLIC HOUSING. Requires the Hawaii Public Housing Authority to coordinate with the Office of Planning and work in conjunction with the Hawaii Housing Finance and Development Corporation when developing a public housing project on property within one-half mile of a transit station. (HB2097 HD1) Status: Passed Second Reading as amended in HD1 and referred to the House Committee on Housing.

6. HB 2244, RELATING TO HOUSING. Makes various appropriations for various housing programs. (HB2244 HD1) Status: Passed Second Reading as amended in HD1 and referred to the House Committee on Finance.

7. HB 2246, RELATING TO HOUSING. Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed along from one individual to another. Requires unemployed tenants who live in state low-income housing to perform community service or enroll in classes. Status: Deferred.

8. HB 2302, RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Establishes the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. Appropriates funds. Effective July 1, 2050. (HB2302 HD1) Status: Scheduled to be heard by House Water and Land Committee on 2/12/16 at 9:30am.

9. HB 2531, RELATING TO PUBLIC HOUSING. Requires the Hawaii public housing authority to document violations related to prohibited acts of smoking. Defines the term "violation" as it relates to prohibited acts of smoking in and around public housing. Status: Deferred.

10. HB 2623, RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY. Allows the Hawaii Public Housing Authority to evict a tenant if the tenant is convicted of a misdemeanor or felony related to the Authority's property or funds. (HB2623 HD1) Status: Reported

from the House Housing Committee, recommending passage on Second Reading and referral to the House Judiciary Committee.

11. HB 2638, RELATING TO PUBLIC HOUSING. Authorizes the Public Housing Authority to impose maximum rental periods of seven years for state low-income housing projects which receive State funds for repair and maintenance or capital improvement. Requires rates for the seven-year rentals to be fixed for entire term of lease. Establishes a savings account for the authority to provide matching funds for tenants who choose to participate in those seven-year rentals. Authorizes GO bonds. Appropriates funds. Status: Passed with amendments.

Attachments: Bill Tracking as of 2/11/16
Bills of Interest as of 2/11/16

Prepared by: Dawn Takeuchi Apuna, Chief Planner ____

2016 LEGISLATIVE SESSION - HOUSE BILLS
As of 2/11/16 at 6:50am

Bill No.	Bill Title	Background	Status	Referral	Comp.
HB326	RELATING TO THE BANK OF THE STATE OF HAWAII.	Directs DCCA to conduct a comprehensive review of relevant state laws to develop legislation to establish the bank of the State of Hawaii. Appropriates funds to conduct the review. Directs the HHFDC to establish and operate an interim purchase program for distressed residential properties encumbered by problematic mortgages until the bank of the State of Hawaii is operational. Establishes minimum percentages of state funds that shall be deposited in the bank of the State of Hawaii.	H 1/27/2016: The committee(s) on CPC recommend(s) that the measure be deferred.	CPC, FIN	
HB369	RELATING TO OPEN GOVERNMENT.	Broadens the policies regarding open government to include greater public participation, input, and access to documents, reports, and proposals under consideration at meetings, with certain limitations.	H 1/26/2016: The committees on JUD recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 12 Ayes: Representative(s) Rhoads, San Buenaventura, Belatti, Brower, Hashem, Kawakami, C. Lee, Morikawa, Nakashima, Takayama, Woodson, Thielen; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Creagan, McDermott.	JUD, FIN	SB149
HB1490	RELATING TO A TRANSIT-ORIENTED DEVELOPMENT REVOLVING FUND.	Creates the transit-oriented development revolving fund for public-private partnerships to incentivize construction one-half mile from a transit station. Zero-interest loan, guarantee available. Effective July 1, 2015.	H 2/2/2015: Referred to EDB, WAL, FIN, referral sheet 6	EDB, WAL, FIN	
HB1492	RELATING TO HOMELESSNESS.	Establishes a homeless care residence program to provide financial assistance to households providing temporary housing and care to a homeless relative. Requires that providers undergo certification and inspection by the department of human services and caps program participation at twelve months.	H 2/2/2015: Referred to HUS/HSG, FIN, referral sheet 6	HUS/HSG, FIN	
HB1527	RELATING TO TAXATION.	Requires the Department of Taxation to evaluate and recommend the repeal of certain tax credits and tax exemptions and report to the Legislature before the regular session of 2018. Beginning July 1, 2018, and every five years thereafter, requires the Department of Taxation to evaluate new tax credits and exemptions.	H 1/25/2016: Referred to FIN, referral sheet 1	FIN	
HB1543	RELATING TO STATE BONDS.	Authorizes the issuance of general obligation bonds. Makes findings required by Article VII, Section 13 of the State Constitution to declare that the issuance of authorized bonds will not cause the debt limit to be exceeded.	H 1/25/2016: Referred to FIN, referral sheet 1	FIN	
HB1572	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Repeals the authorization for the Hawaii Public Housing Authority to employ, exempt from the civil service law, a chief financial management advisor, property management branch chief, chief planner, and redevelopment officer.	H 1/25/2016: Referred to HSG, LAB, FIN, referral sheet 1	HSG, LAB, FIN	

HB1575 HD1	AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS AND MAKING AN APPROPRIATION FOR THE PURCHASE OF EAST KAUAI WORKFORCE AFFORDABLE HOUSING.	Authorizes the issuance of general obligation bonds and appropriates moneys to the county of Kauai to purchase properties to ensure the availability of affordable rental housing on the east side of the island of Kauai.	H 2/4/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Thielen excused (1).	HSG, FIN	SB2036
HB1587	RELATING TO HOMELESSNESS.	Requires the Department of Human Services to establish the Return-To-Home Pilot Program and extends the pilot program for three years. Makes an appropriation.	H 2/2/2016: The committee(s) on HUS recommend(s) that the measure be deferred.	HUS, FIN	
HB1591	RELATING TO HOUSING.	Prohibits discrimination in the rental of real property based on a veteran's use of HUD-VASH vouchers.	H 1/25/2016: Referred to HSG/VMI, CPC, JUD, referral sheet 1	HSG/VMI, CPC, JUD	
HB1598	RELATING TO GOVERNMENT IMPOUNDMENT OR DISPOSAL OF PERSONAL PROPERTY.	Provides the State, each county, and their employees with immunity from civil liability arising from the impoundment or disposal of personal property unlawfully stored on public property, if prior notice requirements are met.	H 1/25/2016: Referred to JUD, FIN, referral sheet 1	JUD, FIN	
HB1600	RELATING TO TAXATION.	Imposes a conveyance tax on the conveyance of a controlling interest of an entity that has an interest in real property in the State. Applies to conveyances occurring after June 30, 2016.	H 1/25/2016: Referred to WAL, CPC, FIN, referral sheet 1	WAL, CPC, FIN	
HB1606 HD1	RELATING TO CIVIL IDENTIFICATION CARDS.	Allows homeless persons to replace their lost, stolen, destroyed, or mutilated civil identification cards free of charge, provided they show verification of their homeless status through certain documentary evidence. (HB1606 HD1)	H 2/9/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on JUD with none voting aye with reservations; none voting no (0) and Representative(s) Tupola excused (1).	HUS, JUD, FIN	
HB1635	RELATING TO COMMERCIAL REAL PROPERTY.	Provides that a lessee shall have the option to purchase commercial real property under certain conditions.	H 2/8/2016: This measure has been deleted from the meeting scheduled on Saturday 02-13-16 9:00AM in conference room Auditorium.	WAL, JUD	
HB1640 HD1	RELATING TO HOMELESSNESS.	Requires the Department of Labor and Industrial Relations to establish a stipend program for qualified individuals currently enrolled in job training programs. Requires the Hawaii Public Housing Authority to establish a program to offer insurance policies to landlords who rent to Section 8 tenants. Makes an appropriation. (HB1640 HD1)	H 2/11/2016: Reported from HSG (Stand. Com. Rep. No. 154-16) as amended in HD 1, recommending passage on Second Reading and referral to CPC.	HSG, CPC, FIN	
HB1644	RELATING TO PUBLIC AGENCY MEETINGS AND RECORDS.	Permits members of a county council to jointly attend and speak at a community, educational, or informational meeting or presentation; provided the meeting or presentation is open to the public.	H 1/25/2016: Referred to JUD, referral sheet 1	JUD	
HB1656	RELATING TO THE RIGHT OF FIRST REFUSAL FOR THE DISPOSITION OF REMNANTS.	Provides the office of Hawaiian affairs with the right of first refusal for any disposition of public lands classified as remnants.	H 1/25/2016: Referred to WAL, JUD, FIN, referral sheet 1	WAL, JUD, FIN	

HB1657	RELATING TO NOTICE TO THE PUBLIC IN THE ENVIRONMENTAL REVIEW PROCESS.	Requires a proposing or approving agency to ensure that a notice is posted at any site impacted by an action prior to the drafting of an environmental assessment or environmental impact statement preparation notice.	H 2/9/2016: The committees on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 9 Ayes: Representative(s) Yamane, Cullen, Evans, Ing, C. Lee, Lowen, Say, Pouha, Thielen; Ayes with reservations: none; Noes: none; and 1 Excused: Representative(s) Nishimoto.	EEP/WAL, JUD, FIN	
HB1693 HD1	RELATING TO HOUSING.	Amends the household income level and unit availability eligibility requirements for the provision of low-income housing and mixed-income rental project loans and grants made from the Rental Housing Revolving Fund. (HB1693 HD1)	H 2/4/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on HSG with none voting aye with reservations; none voting no (0) and Representative(s) Thielen excused (1).	HUS, HSG, FIN	
HB1699	RELATING TO HOUSING.	Doubles recording fees imposed by the bureau of conveyances and requires the increase in fees to be deposited into the dwelling unit revolving fund. Requires the moneys deposited to be used for the construction of housing intended for rent or sale to eligible individuals and families with an income of up to 80% of the area median income.	H 1/25/2016: Referred to WAL, HSG, FIN, referral sheet 1	WAL, HSG, FIN	
HB1700	RELATING TO THE STATE BUDGET.	To adjust and request appropriations for Fiscal Biennium 2015-17 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.	H 1/25/2016: Referred to FIN, referral sheet 1	FIN	
HB1714	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Authorizes the issuance of general obligation bonds and appropriates funds for the repair and maintenance of public housing projects managed by the Hawaii public housing authority.	H 1/25/2016: Referred to HSG, FIN, referral sheet 1	HSG, FIN	SB2275
HB1773	RELATING TO HOUSING.	Appropriates funds for the shallow rent subsidy program for homeless working individuals or families who are ready to rent permanent housing in order to obtain and maintain permanent housing. Appropriates funds to the department of human services. Also appropriates funds to the department of human services to continue to administer housing first programs for chronically homeless individuals.	H 2/9/2016: The committees on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 5 Ayes: Representative(s) Hashem, Jordan, Kobayashi, Morikawa, Oshiro; Ayes with reservations: none; Noes: none; and 3 Excused: Representative(s) Belatti, Creagan, Fukumoto Chang.	HUS/HSG, FIN	SB2733
HB1774 HD1	RELATING TO HOMELESSNESS.	Appropriates additional funds for outreach to homeless individuals and families, as well as homeless unaccompanied youth. Appropriates funds to the Department of Human Services. (HB1774 HD1)	H 2/8/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Creagan, San Buenaventura, Say excused (3).	HUS, FIN	SB2340
HB1798	RELATING TO GOVERNMENT RECORDS.	Requires state agencies, upon request, to provide certified copies of documents available under the Uniform Information Practices Act. Requires the office of information practices to adopt rules that set forth fees and other charges for certifying disclosable records.	H 1/27/2016: Referred to JUD, FIN, referral sheet 2	JUD, FIN	
HB1865	RELATING TO TAX CREDITS.	Short form bill relating to tax credits.	H 1/27/2016: Referred to EDB, referral sheet 2	EDB	

HB1867	RELATING TO THE DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM.	Short form bill relating to the Department of Business, Economic Development, and Tourism.	H 1/27/2016: Referred to EDB, referral sheet 2	EDB	
HB1888	RELATING TO ENVIRONMENTAL FUNDING.	Repeals Act 84, SLH 2015, which established maximum dollar amounts to be distributed among certain non-general funds from the conveyance tax and amended the list of non-general funds that receive distributions from the conveyance tax.	H 1/27/2016: Referred to FIN, referral sheet 2	FIN	
HB1917	RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Removes the cap and creates a base minimum for moneys deposited into the rental housing revolving fund to provide access to funds for the development and rehabilitation of rental housing units.	H 1/27/2016: Referred to HSG, FIN, referral sheet 2	HSG, FIN	
HB1921	RELATING TO AFFORDABLE HOUSING.	Requires the Hawaii housing finance and development corporation to establish affordable micro-unit housing and congregate housing residences throughout the State. Allows the private sector to develop micro-unit housing and congregate housing residences. Makes an appropriation.	H 1/27/2016: Referred to HSG, FIN, referral sheet 2	HSG, FIN	
HB1922	RELATING TO GENERAL EXCISE TAX EXEMPTIONS.	Provides a general excise tax exemption for food after December 31, 2020, for medical services after December 31, 2018, and rental subsidy payments for Section 8, Housing First, and other related low-income housing programs after December 31, 2018.	H 1/27/2016: Referred to FIN, referral sheet 2	FIN	
HB1957	RELATING TO STATE REAL PROPERTY.	Establishes the Common Elements Maintenance Fee and Rent Pilot Project in conjunction with the State's acquisition of Alii Place.	H 1/27/2016: Referred to WAL, CPC, FIN, referral sheet 2	WAL, CPC, FIN	
HB1958	RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR LOW INCOME RENTAL SUBSIDIES.	Exempts rental subsidy payments for Section 8 and Housing First Programs from the state general excise tax.	H 2/9/2016: The committees on HUS recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 5 Ayes: Representative(s) Morikawa, Kobayashi, Hashem, Jordan, Oshiro; Ayes with reservations: none; Noes: none; and 3 Excused: Representative(s) Belatti, Creagan, Fukumoto Chang.	HSG/HUS, FIN	SB2089
HB1959	RELATING TO LOW-INCOME HOUSING TAX CREDIT.	Permits developers of low-income housing to apply Hawaii low-income housing tax credits in four years instead of ten years.	H 1/27/2016: Referred to HSG, FIN, referral sheet 2	HSG, FIN	SB3078
HB1960	RELATING TO LANDS CONTROLLED BY THE STATE.	Authorizes the Department of Land and Natural Resources and the Hawaii Community Development Authority to negotiate and execute ninety-nine year leases on the Department's and Authority's lands located within one-half mile of the City and County of Honolulu's planned rail transit stations, provided that affordable housing is included in the development plan for the lands to be leased.	H 1/27/2016: Referred to WAL, JUD, FIN, referral sheet 2	WAL, JUD, FIN	

HB1961	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Establishes the Oahu Rail Station Development District, which includes all state property within one-half mile from any rail station constructed as part of the high-capacity transit corridor project in the City and County of Honolulu, to be placed under the jurisdiction of the Hawaii Community Development Authority. Requires that any state development in the district requires a permit from the Authority.	H 1/27/2016: Referred to WAL, FIN, referral sheet 2	WAL, FIN	
HB1962 HD1	RELATING TO THE DISPOSITION OF THE CONVEYANCE TAX COLLECTIONS TO THE RENTAL HOUSING REVOLVING FUND.	Restores the allocation of conveyance tax collections to the rental housing revolving fund to 50 percent. (HB1962 HD1)	H 2/3/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with Representative(s) Jordan voting aye with reservations; none voting no (0) and Representative(s) McKelvey excused (1).	HSG, WAL, FIN	SB2093
HB1963	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Allows the Hawaii community development authority to designate transit-oriented development community districts around certain transit stations to support planned growth and density. Authorizes the Hawaii community development authority to enter into partnerships with private investors for the leasing of public infrastructure to the investors under certain conditions.	H 1/27/2016: Referred to WAL, FIN, referral sheet 2	WAL, FIN	SB2507
HB1964	RELATING TO HOUSING.	Short form bill relating to housing.	H 1/27/2016: Referred to HSG, referral sheet 2	HSG	
HB1965	RELATING TO HOUSING.	Short form bill relating to housing.	H 1/27/2016: Referred to HSG, referral sheet 2	HSG	
HB1984	RELATING TO AGRICULTURE.	Authorizes affordable employee housing for employees in the agricultural district.	H 2/4/2016: The committee(s) on AGR recommend(s) that the measure be deferred.	AGR, HSG, FIN	
HB1986	RELATING TO YOUTH GANG PREVENTION AND INTERVENTION.	Appropriates funds to the department of human services to target youths who live in public housing who are at risk of engaging in gang activities or joining gangs.	H 2/4/2016: The committee(s) on HUS recommend(s) that the measure be deferred.	HUS, FIN	
HB2000	RELATING TO INCOME TAX.	Increases the maximum state income tax check off amount for certain social-service funds from $5 to $10 per individual. Adds the Housing First Special Fund to the list of social service funds to which a taxpayer may designate a portion of the taxpayer's state income tax refund.	H 1/27/2016: Referred to HSG, FIN, referral sheet 2	HSG, FIN	
HB2027	RELATING TO STATEWIDE INFRASTRUCTURE CAPACITY BUILDING CONSTRUCTION FINANCING.	Establishes the Infrastructure Capacity Construction Loan Revolving Fund to provide loans to counties, state agencies, or private developers for infrastructure improvements. Appropriates funds.	H 2/8/2016: The committees on WAL recommend that the measure be PASSED, UNAMENDED. The votes were as follows: 8 Ayes: Representative(s) Yamane, Cullen, Evans, C. Lee, Lowen, Nishimoto, Pouha, Thielen; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Ing, Say.	WAL, FIN	SB2510

HB2069	RELATING TO COMMUNITY IMPROVEMENT DISTRICTS.	Establishes a community improvement districts program with a revolving fund, and a pilot project in Kapalama.	H 2/5/2016: The committees on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 10 Ayes: Representative(s) Yamane, Cullen, Evans, Ing, C. Lee, Lowen, Nishimoto, Say, Pouha, Thielen; Ayes with reservations: none; Noes: none; and Excused: none.	WAL, FIN	
HB2072	RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Raises the cap on moneys deposited into the rental housing revolving fund to provide access to more funds for the development and rehabilitation of rental housing units.	H 1/27/2016: Referred to HSG, FIN, referral sheet 2	HSG, FIN	
HB2073	RELATING TO REAL ESTATE INVESTMENT TRUSTS.	Temporarily disallows the deduction for dividends paid by real estate investment trusts for a period of 15 years, but with an exception for dividends generated from trust-owned housing that is affordable to households with incomes at or below 200% of the median family income.	H 1/27/2016: Referred to CPC/JUD, FIN, referral sheet 2	CPC/JUD, FIN	
HB2074	RELATING TO PUBLIC LAND LEASING.	Requires the extension of public land leases to seventy-five years for affordable housing projects when Federal Housing Administration requirements need to be met for project funding.	H 1/27/2016: Referred to HSG, WAL, FIN, referral sheet 2	HSG, WAL, FIN	
HB2075	RELATING TO TAX INCREMENT BONDS.	Conforms county debt limit statements laws to include tax increment bonds if a constitutional amendment allowing the State to authorize the use of such bonds by the counties is ratified.	H 1/27/2016: Referred to JUD, FIN, referral sheet 2	JUD, FIN	
HB2097 HD1	RELATING TO PUBLIC HOUSING.	Requires the Hawaii Public Housing Authority to coordinate with the Office of Planning and work in conjunction with the Hawaii Housing Finance and Development Corporation when developing a public housing project on property within one-half mile of a transit station. (HB2097 HD1)	H 2/4/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on HSG with none voting aye with reservations; none voting no (0) and Representative(s) Thielen excused (1).	WAL, HSG, FIN	
HB2157	RELATING TO OPEN GOVERNMENT.	Allows the electronic mailing and posting of meeting notices; requires the posting of the notice on the state or appropriate county websites; and increases public access to information before a public hearing by a board.	H 1/27/2016: Referred to JUD, FIN, referral sheet 2	JUD, FIN	SB2293
HB2158	RELATING TO GOVERNMENT RECORDS.	Requires agencies to exercise reasonable care in the maintenance of all government records under its control that are required to be made available for public inspection.	H 1/27/2016: Referred to JUD, FIN, referral sheet 2	JUD, FIN	SB2294
HB2173	RELATING TO REAL PROPERTY.	Provides that a lessee shall have the option to purchase nonresidential real property under certain conditions.	H 2/8/2016: This measure has been deleted from the meeting scheduled on Saturday 02-13-16 9:00AM in conference room Auditorium.	WAL, JUD	
HB2199	RELATING TO TRANSIT ORIENTED DEVELOPMENT.	Establishes a Transit Oriented Development Authority within the Department of Business, Economic Development, and Tourism to oversee and manage development of infrastructure on state lands within one-quarter mile radius of rail stations.	H 2/10/2016: The committees on WAL recommend that the measure be PASSED, UNAMENDED. The votes were as follows: 6 Ayes: Representative(s) Yamane, Cullen, Evans, C. Lee, Pouha; Ayes with reservations: Representative(s) Thielen; Noes: none; and 4 Excused: Representative(s) Ing, Lowen, Nishimoto, Say.	TRN/WAL, EDB, FIN	

HB2202	RELATING TO SCHOOL IMPACT FEE EXEMPTIONS FOR HOUSING PROJECTS.	Clarifies that housing projects claiming an exemption pursuant to chapter 201H, Hawaii Revised Statutes, cannot claim an exemption from the school impact fee.	H 1/27/2016: Referred to WAL, EDN, FIN, referral sheet 3	WAL, EDN, FIN	SB2623
HB2244 HD1	RELATING TO HOUSING.	Makes various appropriations for various housing programs. (HB2244 HD1)	H 2/4/2016: Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Thielen excused (1).	HSG, FIN	SB2087
HB2246	RELATING TO HOUSING.	Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed along from one individual to another. Requires unemployed tenants who live in state low-income housing to perform community service or enroll in classes.	H 2/9/2016: The committee(s) on HUS/HSG recommend(s) that the measure be deferred.	HUS/HSG, JUD, FIN	SB2509
HB2293	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Enables the Hawaii Housing Finance and Development Corporation to develop mixed-use developments in partnership with state and county departments and agencies. Effective 7/1/2016.	H 2/11/2016: Reported from HSG (Stand. Com. Rep. No. 176-16), recommending passage on Second Reading and referral to FIN.	HSG, FIN	SB2822
HB2294	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Authorizes the Hawaii Housing Finance and Development Corporation Board of Directors to set the salary of the Hawaii Housing Finance and Development Corporation Executive Director in an amount not to exceed the salary of the Director of Business, Economic Development, and Tourism. Effective 7/1/2016.	H 1/29/2016: Referred to HSG, FIN, referral sheet 4	HSG, FIN	SB2823
HB2302 HD1	RELATING TO TRANSIT-ORIENTED DEVELOPMENT.	Establishes the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. Appropriates funds. Effective July 1, 2050. (HB2302 HD1)	H 2/9/2016: Bill scheduled to be heard by WAL on Friday, 02-12-16 9:30AM in House conference room 325.	TRN, WAL, FIN	SB2831
HB2303	RELATING TO THE CONVEYANCE TAX.	Repeals the statutory cap on the disposition of conveyance taxes dedicated for deposit into the Rental Housing Revolving Fund for the financing of affordable rental housing development.	H 1/29/2016: Referred to HSG, WAL, FIN, referral sheet 4	HSG, WAL, FIN	SB2832
HB2304	RELATING TO THE LOW-INCOME HOUSING TAX CREDIT.	Increases funding for affordable rental housing development by making the State Low-Income Housing Tax Credit more valuable. Reduces State Tax Credit period from ten to five years.	H 1/29/2016: Referred to HSG, FIN, referral sheet 4	HSG, FIN	SB2833
HB2305	RELATING TO THE DWELLING UNIT REVOLVING FUND.	Authorizes the creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund and the use of the Dwelling Unit Revolving Fund to provide loans and grants to finance regional state infrastructure improvements in areas of planned growth.	H 2/11/2016: Reported from HSG (Stand. Com. Rep. No. 155-16), recommending passage on Second Reading and referral to FIN.	HSG, FIN	SB2834
HB2346	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Expands the civil service exemption for employees hired under the tenant hire program by the Hawaii Public Housing Authority by removing the percentage limit on such hires.	H 1/29/2016: Referred to HSG, LAB, FIN, referral sheet 4	HSG, LAB, FIN	SB2875

HB2347	RELATING TO PUBLIC LANDS.	Exempts Hawaii Public Housing Authority lands from the definition of "public lands" in section 171-2, Hawaii Revised Statutes.	H 1/29/2016: Referred to WAL/OMH, JUD, FIN, referral sheet 4	WAL/OMH, JUD, FIN	SB2876
HB2395	RELATING TO THE DISCLOSURE OF TAX RETURN INFORMATION.	Amends section 231-18, Hawaii Revised Statutes, to allow disclosure of tax return information to the Department of the Attorney General, federal, state, or local officials, and other persons in specified situations; and amends section 235-116, Hawaii Revised Statutes, to clarify that all information filed under chapter 235, Hawaii Revised Statutes, with any state agency is confidential.	H 1/29/2016: Referred to JUD, FIN, referral sheet 4	JUD, FIN	SB2924
HB2429	RELATING TO HOMELESSNESS.	Establishes various provisions to address homelessness. Increases the conveyance tax and directs the additional revenues towards homeless facilities and programs administered by DHS. Establishes civil rights boards to address civil rights of homeless. Requires a survey of available state property for affordable rental housing. Requires DHS to conduct a homeless summit. Provides job assistance for homeless individuals. Appropriates moneys.	H 2/1/2016: Referred to HUS, JUD, FIN, referral sheet 5	HUS, JUD, FIN	
HB2443	RELATING TO OHANA DWELLINGS.	Allows the building of ohana dwellings on lands within an agricultural district under certain conditions.	H 2/1/2016: Referred to AGR, HSG, FIN, referral sheet 5	AGR, HSG, FIN	
HB2459	RELATING TO RENTAL HOUSING.	Requires that, in counties with a population of 500,000 or more, moneys from the rental housing revolving fund be used solely for properties within TOD zones or urban core areas.	H 2/1/2016: Referred to WAL/HSG, FIN, referral sheet 5	WAL/HSG, FIN	
HB2465	RELATING TO NON-GENERAL FUNDS.	Repeals and transfers the unencumbered balances of various non-general funds and accounts recommended by the auditor in auditor's report no. 15-19. Amends the revenue sources of the spouse and child abuse special account.	H 2/1/2016: Referred to FIN, referral sheet 5	FIN	
HB2471	RELATING TO WAGES AND HOURS.	Requires lessees of public lands with a lease value in excess of $5,000 to meet certain salary, hour, and employment condition thresholds for employees providing services on the leased land.	H 2/1/2016: Referred to WAL, LAB, FIN, referral sheet 5	WAL, LAB, FIN	
HB2474	RELATING TO PREVAILING WAGES.	Requires contracts for construction on public lands to comply with wage and hour requirements set forth in chapter 104, HRS.	H 2/2/2016: Re-referred to WAL, LAB, JUD, FIN, referral sheet 7	WAL, LAB, JUD, FIN	SB2724
HB2498	RELATING TO HOMELESSNESS.	Establishes a homeless care residence program to provide financial assistance to households providing temporary housing and care to a homeless relative. Requires that providers undergo certification and inspection by the department of human services and caps program participation at twelve months.	H 2/9/2016: The committee(s) on HUS/HSG recommend(s) that the measure be deferred.	HUS/HSG, FIN	

HB2510	RELATING TO HOUSING VOUCHERS.	Authorizes the Hawaii Housing Finance and Development Corporation to establish a housing voucher program for full-time classroom teachers employed by the Department of Education, including classroom teachers at public charter schools.	H 2/8/2016: The committees on EDN recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 10 Ayes: Representative(s) Takumi, Ohno, Aquino, Choy, Ichiyama, Ing, Ito, Kong, Matsumoto, Tupola; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Say, Tsuji.	EDN, FIN	
HB2520	RELATING TO THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT.	Repeals the Kakaako community development district.	H 2/5/2016: The committees on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 9 Ayes: Representative(s) Yamane, Cullen, Evans, Ing, C. Lee, Lowen, Nishimoto, Say; Ayes with reservations: Representative(s) Pouha; 1 Noes: Representative(s) Thielen; and Excused: none.	WAL, FIN	
HB2531	RELATING TO PUBLIC HOUSING.	Requires the Hawaii public housing authority to document violations related to prohibited acts of smoking. Defines the term "violation" as it relates to prohibited acts of smoking in and around public housing.	H 2/10/2016: The committee(s) on HLT recommend(s) that the measure be deferred.	HLT, HSG, JUD	
HB2536	RELATING TO A STATE LOTTERY.	Establishes a state lottery commission to implement a lottery, the proceeds of which would be used to address homelessness. Appropriates funds.	H 2/1/2016: Referred to JUD, FIN, referral sheet 5	JUD, FIN	
HB2589	RELATING TO DISPOSITION OF TAX REVENUES.	Repeals certain maximum dollar amounts that limit the distribution among certain non-general funds from the conveyance tax. Requires that twenty-five per cent of conveyance tax revenues be distributed to the natural area reserve fund.	H 2/1/2016: Referred to WAL, FIN, referral sheet 5	WAL, FIN	
HB2620	RELATING TO CONDOMINIUM ASSOCIATIONS.	Clarifies that the laws relating to condominium management apply to condominium projects developed by the counties and the Hawaii housing finance and development corporation.	H 2/1/2016: Referred to HSG, CPC, FIN, referral sheet 5	HSG, CPC, FIN	SB2253
HB2623	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Allows the Hawaii Public Housing Authority to evict a tenant if the tenant is convicted of a felony related to the Authority's property or funds.	H 2/8/2016: The committees on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 6 Ayes: Representative(s) Hashem; Ayes with reservations: Representative(s) Jordan, Kobayashi, Morikawa, Oshiro, Fukumoto Chang; Noes: none; and 2 Excused: Representative(s) Belatti, Creagan.	HSG, JUD	
HB2634	RELATING TO AFFORDABLE HOUSING.	Grants authority to counties to make district boundary amendments for lands with an area of one hundred acres or less.	H 2/1/2016: Referred to WAL, FIN, referral sheet 5	WAL, FIN	SB3079

HB2638	RELATING TO PUBLIC HOUSING.	Authorizes the Public Housing Authority to impose maximum rental periods of seven years for state low-income housing projects which receive State funds for repair and maintenance or capital improvement. Requires rates for the seven-year rentals to be fixed for entire term of lease. Establishes a savings account for the authority to provide matching funds for tenants who choose to participate in those seven-year rentals. Authorizes GO bonds. Appropriates funds.	H 2/8/2016: The committees on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 6 Ayes: Representative(s) Hashem, Kobayashi, Morikawa, Fukumoto Chang; Ayes with reservations: Representative(s) Jordan, Oshiro; Noes: none; and 2 Excused: Representative(s) Belatti, Creagan.	HSG, FIN	
HB2647 HD1	RELATING TO HOMELESSNESS.	Establishes a three-year Work for a Day Pilot Program to be administered by the City and County of Honolulu that provides homeless individuals with work opportunities. Appropriates funds. (HB2647 HD1)	H 2/11/2016: Reported from HUS (Stand. Com. Rep. No. 173-16) as amended in HD 1, recommending passage on Second Reading and referral to LAB.	HUS, LAB, FIN	
HB2698	RELATING TO THE DEPARTMENT OF HAWAIIAN HOME LANDS.	Allows for the issuance of general obligation bonds for the purposes of building infrastructure and constructing homes on Hawaiian home lands.	H 2/1/2016: Referred to OMH, FIN, referral sheet 5	OMH, FIN	
HB274	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Authorizes the issuance of general obligation bonds for the redevelopment of HPHA administrative offices and the creation of public housing and affordable rental housing, and the redevelopment of Kuhio Homes, Kuhio Park Terrace Low Rise, and Mayor Wright Homes properties.	H 1/26/2015: Referred to HSG, FIN, referral sheet 1	HSG, FIN	
HB2744	RELATING TO HOUSING.	Amends the low-income housing tax credit by removing provisions related to subawards issued under section 1602 of the American Recovery and Reinvestment Act of 2009. Clarifies the allocation of tax credits for pass-through entities. Bases the amount of the tax credit on whether or not a building is financed by tax-exempt bonds. Removes reference to Internal Revenue Code sections regarding the application of at-risk rules and limitation of passive activity losses and credits.	H 2/8/2016: The committees on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 6 Ayes: Representative(s) Hashem, Jordan, Kobayashi, Morikawa, Oshiro, Fukumoto Chang; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Belatti, Creagan.	HSG, FIN	
HB2747	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Designates the area within a one-half mile radius from any location along the rail corridor of the Honolulu rail transit system as the transit-oriented development district. Excludes areas within the Kakaako community development district from the new district. Add 3 members from the new district to the Hawaii community development authority.	H 2/1/2016: Referred to TRN/WAL, FIN, referral sheet 5	TRN/WAL, FIN	
HB2750	RELATING TO NATIVE HAWAIIANS.	Establishes the Native Hawaiian housing task force that is administratively attached to the office of Hawaiian affairs. Requires a report. Appropriates moneys.	H 2/10/2016: The committees on OMH recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Ing, Lowen, Cullen, Evans, C. Lee, Yamane, Pouha, Thielen; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Nishimoto, Say.	OMH, FIN	

HB2752	RELATING TO HOUSING ON AGRICULTURAL LAND.	Limits dwellings and employee housing on agricultural land to farmers and immediate family members. Establishes standards for dwellings and employee housing on agricultural land.	H 2/1/2016: Referred to AGR/HSG, FIN, referral sheet 5	AGR/HSG, FIN	
HB2757	RELATING TO HOUSING.	Allows dwelling units and housing facilities for the elderly on class D or E lands in the agricultural districts.	H 2/8/2016: The committee(s) on HSG recommend(s) that the measure be deferred.	HSG, AGR, FIN	
HB2771 HD1	RELATING TO HOUSING DEVELOPMENT.	Requires that rental housing project developers who receive tax and law exemptions and fail to complete a project pay a penalty of no less than the tax exemption amount and comply with the exempted laws. (HB2771 HD1)	H 2/11/2016: Reported from HSG (Stand. Com. Rep. No. 153-16) as amended in HD 1, recommending passage on Second Reading and referral to JUD.	HSG, JUD, FIN	
HB2678	RELATING TO URBAN RENEWAL.	Authorizes the director of finance to issue GO bonds to the counties for infrastructure construction related to urban renewal projects. Allows each county to have more than one local redevelopment agency. Repeals the specific naming requirement for local redevelopment agencies. Requires all five members of the local redevelopment agency to reside within the boundaries of an area defined by the county via resolution. States that redevelopment projects carried out by the local redevelopment agency are public works.	H 2/9/2016: Bill scheduled to be heard by WAL on Friday, 02-12-16 9:30AM in House conference room 325.	WAL, FIN	SB3100
HB2672	RELATING TO REAL PROPERTY.	Requires the seller or landlord of a residential unit or apartment to disclose (1) whether smoking occurred within the unit or apartment and other parts of the property; and (2) the applicable smoking policy if the unit or apartment is a residential condominium unit, cooperative apartment, or rental dwelling unit.	H 2/10/2016: The committee(s) on HLT recommend(s) that the measure be deferred until 02-12-16 11:30AM.	HLT, CPC	
HB2118	RELATING TO PREDATORS.	Prohibits individuals from releasing, feeding, watering, or otherwise caring for unrestrained predators on state lands. Establishes administrative fines for individuals that violate this prohibition. Exempts hunters that deploy, feed, or water unrestrained dogs in the course of hunting.	H 1/27/2016: Referred to WAL, JUD, referral sheet 2	WAL, JUD	SB2450

2016 LEGISLATIVE SESSION - SENATE BILLS
As of 2/11/16 at 6:50am

Bill No.	Bill Title	Background	Status	Referral	Comp.
SB2011	RELATING TO HOUSING.	Short form bill.	S 1/20/2016: Referred to HOU.	HOU	
SB2012	RELATING TO HOUSING.	Short form bill.	S 1/20/2016: Referred to HOU.	HOU	
SB2036	AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS AND MAKING AN APPROPRIATION FOR THE PURCHASE OF EAST KAUAI WORKFORCE AFFORDABLE HOUSING.	Authorizes the issuance of general obligation bonds. Appropriates moneys to the county of Kauai to ensure the availability of affordable rental housing on the east side of the island of Kauai.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	HB1575
SB2056	RELATING TO HOMELESSNESS.	Protects homeless individuals from having their personal property taken from a state or county agency without proper documentation procedures and the ability to recovery property from the agency. Establishes the executive office on homeless identity protection to assist homeless individuals with recovering government-issued identification documents.	S 2/9/2016: The committee on PSM deferred the measure.	HMS/PSM, JDL	
SB2057	RELATING TO HOUSING.	Establishes the housing for the homeless special fund and executive office on homeless identity protection to assist homeless individuals with the process, including associated costs, of obtaining a government-issued identification document. Makes an appropriation.	S 2/9/2016: The committee(s) on HMS deferred the measure until 02-11-16 1:15PM in conference room 016.	HMS, WAM	
SB2063	RELATING TO PUBLIC HOUSING.	Requires the Hawaii public housing authority to document violations related to prohibited acts of smoking. Defines the term "violation" as it relates to prohibited acts of smoking in and around public housing.	S 1/20/2016: Referred to HOU, JDL.	HOU, JDL	HB2531
SB2079	RELATING TO EDUCATION.	Repeals the pilot program for lease of public school land.	S 1/21/2016: Referred to EDU, WAM.	EDU, WAM	
SB2086	RELATING TO HOUSING.	Appropriates funds for the State Rent Supplement Program for working individuals or families who are ready to rent permanent housing to obtain and maintain permanent housing, subject to certain conditions. Specifies that the maximum rent supplement is $500 per month per household.	S 2/9/2016: The committee on HOU deferred the measure.	HOU, WAM	
SB2087	RELATING TO HOUSING.	Makes various appropriations for various housing programs.	S 2/4/2016: The committee on HOU deferred the measure.	HOU, WAM	HB2244
SB2088	RELATING TO GOVERNMENT ISSUED IDENTIFICATION.	Appropriates funds to the department of human services homeless programs office for services to obtain government issued identification.	S 1/21/2016: Referred to HMS/JDL, WAM.	HMS/JDL, WAM	HB2162
SB2089	RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR LOW INCOME RENTAL SUBSIDIES.	Exempts rental subsidy payments for Section 8 and Housing First Programs from the state general excise tax.	S 2/5/2016: The committee(s) on WAM has scheduled a public hearing on 02-11-16 9:00AM in conference room 211.	WAM	HB1958
SB2090	RELATING TO HOUSING.	Appropriates funds to the department of human services to continue to administer housing first program, and to expand the housing first program outside of Oahu, for chronically homeless individuals.	S 2/5/2016: The committee(s) on HOU/JDL has scheduled a public hearing on 02-11-16 2:45PM in conference room 225.	HOU/JDL, WAM	

SB2091	RELATING TO PUBLIC HOUSING.	Appropriates funds for the repair and maintenance of existing public housing stock in the State.	S 2/4/2016: The committee on HOU deferred the measure.	HOU, WAM	
SB2092	RELATING TO HOUSING.	Appropriates funds to and out of the rental housing revolving fund.	S 2/4/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, UNAMENDED. The votes in HOU were as follows: 4 Aye(s): Senator(s) Harimoto, Galuteria, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 3 Excused: Senator(s) Green, Ihara, Slom.	HOU, WAM	
SB2093	RELATING TO THE DISPOSITION OF THE CONVEYANCE TAX COLLECTIONS TO THE RENTAL HOUSING REVOLVING FUND.	Restores the allocation of conveyance tax collections to the rental housing revolving fund to 50%.	S 2/4/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, UNAMENDED. The votes in HOU were as follows: 4 Aye(s): Senator(s) Harimoto, Galuteria, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 3 Excused: Senator(s) Green, Ihara, Slom.	HOU, WAM	HB1962
SB2121	RELATING TO PUBLIC AGENCY MEETINGS AND RECORDS.	Permits members of a county council to jointly attend and speak at a community, educational, or informational meeting or presentation; provided the meeting or presentation is open to the public.	S 1/21/2016: Referred to PSM/JDL.	PSM/JDL	HB1644
SB2125 SD1	RELATING TO THE RIGHT OF FIRST REFUSAL FOR THE DISPOSITION OF REMNANTS.	Provides the office of Hawaiian affairs with the right of first refusal for any disposition of public lands classified as remnants. (SD1)	S 2/9/2016: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	HWN, WAM	HB1656
SB2068	RELATING TO COLLEGE SAVINGS PROGRAM TAX DEDUCTION.	Provides an annual maximum deduction of $5,000 per individual or $10,000 for a married couple filing jointly for contributions made to the Hawaii college savings program.	S 1/20/2016: Referred to HEA, WAM.	HEA, WAM	HB1882
SB2126	RELATING TO NOTICE TO THE PUBLIC IN THE ENVIRONMENTAL REVIEW PROCESS.	Requires a proposing or approving agency to ensure that a notice is posted at any site impacted by an action prior to the drafting of an environmental assessment or environmental impact statement preparation notice.	S 1/21/2016: Referred to EET/GVO.	EET/GVO	HB1657
SB2136	RELATING TO THE STATE BUDGET.	To adjust and request appropriations for Fiscal Biennium 2015 17 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.	S 1/21/2016: Referred to WAM.	WAM	
SB2183	RELATING TO TRANSPORTATION.	Requires that one-half of the portion of the county surcharge on state tax retained by the State be deposited into the dwelling unit revolving fund. Requires that the funds deposited be used for transit-oriented development.	S 1/22/2016: Referred to TRE/PSM/WLA, WAM.	TRE/PSM/WLA, WAM	
SB2211	RELATING TO YOUTH GANG PREVENTION AND INTERVENTION.	Appropriates funds to the department of human services to target youths who live in public housing who are at risk of engaging in gang activities or joining gangs.	S 2/9/2016: The committee on HMS deferred the measure.	HMS/HOU, WAM	HB1986

SB2542	RELATING TO REPAIR AND MAINTENANCE.	Establishes a full funding policy and budgetary procedures for routine repair and maintenance of state facilities.	S 2/10/2016: The committee(s) on GVO/JDL has scheduled a public hearing on 02-16-16 1:15PM in conference room 414.	GVO/JDL, WAM	
SB2253	RELATING TO CONDOMINIUM ASSOCIATIONS.	Clarifies that the laws relating to condominium management apply to condominium projects developed by the counties and the Hawaii housing finance and development corporation.	S 1/25/2016: Referred to PSM/HOU, CPH.	PSM/HOU, CPH	HB2620
SB2275	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Authorizes the issuance of general obligation bonds and appropriates funds for the repair and maintenance of public housing projects managed by the Hawaii public housing authority.	S 2/4/2016: The committee on HOU deferred the measure.	HOU, WAM	HB1714
SB2293	RELATING TO OPEN GOVERNMENT.	Allows the electronic mailing and posting of meeting notices; requires the posting of the notice on the state or appropriate county websites; and increases public access to information before a public hearing by a board.	S 2/9/2016: The committee(s) on GVO recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in GVO were as follows: 6 Aye(s): Senator(s) Kim, Ihara, Keith-Agaran, Shimabukuro, Tokuda, Slom; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Dela Cruz.	GVO, JDL	HB2157
SB2294	RELATING TO GOVERNMENT RECORDS.	Requires agencies to exercise reasonable care in the maintenance of all government records under its control that are required to be made available for public inspection.	S 2/10/2016: The committee(s) on JDL recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in JDL were as follows: 5 Aye(s): Senator(s) Keith-Agaran, Shimabukuro, Gabbard, Kim, L. Thielen; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Slom.	JDL, WAM	HB2158
SB2335	RELATING TO HOMELESSNESS PREVENTION.	Appropriates $55,000 to expand the emergency rent and utility assistance program within the state homeless programs office.	S 2/9/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, UNAMENDED. The votes in HOU were as follows: 5 Aye(s): Senator(s) Harimoto, Galuteria, Ihara, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) Green, Slom.	HMS/HOU, WAM	
SB2340	RELATING TO HOMELESSNESS.	Appropriates additional funds for outreach to homeless individuals and families, as well as homeless unaccompanied youth. Appropriates funds to the department of human services.	S 2/8/2016: Report adopted; Passed Second Reading and referred to WAM.	HMS, WAM	HB1774

SB2343	RELATING TO PUBLIC HOUSING.	Prohibits any county and the Hawaii public housing authority from limiting the number of tenants in the section 8 housing choice voucher program that may occupy a single tax map key property, regardless of the number of units comprising the TMK. Clarifies that in a TMK comprised of 3 units each unit may have one section 8 tenant.	S 2/10/2016: The committee on PSM has rescheduled its decision making to 02-16-16 1:40PM in conference room 229.	HOU/PSM, WAM	
SB2344	RELATING TO HUMAN SERVICES.	Requires the department of human services to disregard subsidies received directly by an applicant or recipient or payments made on behalf of or directly to an applicant or recipient of public assistance from the section 8 housing voucher program of the United States Department of Housing and Urban Development for purposes of qualifying for the supplemental nutrition assistance program.	S 2/3/2016: The committee(s) on HMS has scheduled a public hearing on 02-11-16 1:20PM in conference room 016.	HMS, WAM	HB1816
SB2356 SD1	RELATING TO DISPOSITION OF TAX REVENUES.	Requires ten per cent or $7,600,000, whichever is less, of conveyance taxes collected to be paid into the land conservation fund. (SD1)	S 2/5/2016: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	WLA, WAM	
SB2464	RELATING TO HOUSING.	Requires the department of human services to establish and collect a new residential development fee from developers for certain new residential development projects and establishes the homelessness and affordable housing special fund for the purposes of building, renting, and rehabilitating housing to be used as housing for the homeless.	S 1/27/2016: Referred to HOU, WAM.	HOU, WAM	
SB2497	RELATING TO PUBLIC BOARDS.	Requires a board chair to provide notice to a board member who fails to attend four consecutive duly noticed meetings. Requires the board chair to provide notice to the board member who accumulates four unexcused absences of the board member's termination. Requires a board chair to notify in writing the applicable nominating authority of any vacancy resulting from termination, resignation, expiration of the term, or any other reason, within fifteen days after the vacancy occurs.	S 2/2/2016: The committee on GVO deferred the measure.	GVO, JDL	
SB2507	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.	Allows the Hawaii community development authority to designate transit-oriented development community districts around certain transit stations to support planned growth and density. Authorizes the Hawaii community development authority to enter into partnerships with private investors for the leasing of public infrastructure to the investors under certain conditions.	S 1/27/2016: Referred to HOU/WLA/PSM, WAM.	HOU/WLA/PSM, WAM	HB1963

SB2509	RELATING TO HOUSING.	Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed along from one individual to another. Requires unemployed tenants who live in state low-income housing to perform community service or enroll in classes.	S 2/9/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Harimoto, Galuteria, Ihara, Wakai; Aye(s) with reservations: Senator(s) Green ; 0 No(es): none; and 2 Excused: Senator(s) Taniguchi, Slom.	HOU, JDL/WAM	HB2246
SB2510	RELATING TO STATEWIDE INFRASTRUCTURE CAPACITY BUILDING CONSTRUCTION FINANCING.	Establishes the Infrastructure Capacity Construction Loan Revolving Fund to provide loans to counties, state agencies, or private developers for infrastructure improvements. Appropriates funds.	S 1/27/2016: Referred to HOU, WAM.	HOU, WAM	HB2027
SB2517	RELATING TO COMMUNITY DEVELOPMENT.	Establishes a community contribution program that offers tax incentives to encourage Hawaii businesses to make donations toward community development and housing projects for low-income persons. Repeals 6/30/2020.	S 1/27/2016: Referred to EET/HOU, WAM.	EET/HOU, WAM	
SB2526	RELATING TO THE DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM.	Adds a department of business, economic development, and tourism representative as a member of the board to certain state corporations that focus on the economy, job creation, and housing, including the Hawaii community development authority, Hawaii health systems corporation, and Hawaii public housing authority.	S 1/27/2016: Referred to EET/HOU.	EET/HOU	
SB2547	RELATING TO TAXATION.	Requires the Auditor to periodically review certain exemptions, exclusions, and credits under the general excise and use taxes, public service company tax, and insurance premium tax. Assesses a surcharge on taxpayers who file returns and benefit from an exemption, exclusion, or credit. Requires the deposit of the surcharge into the audit revolving fund.	S 2/10/2016: The committee(s) on WAM recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WAM were as follows: 9 Aye(s): Senator(s) Tokuda, Dela Cruz, English, Galuteria, Harimoto, Inouye, Riviere, Wakai; Aye(s) with reservations: Senator(s) Slom ; 0 No(es): none; and 2 Excused: Senator(s) Chun Oakland, Taniguchi.	WAM	
SB2548	RELATING TO TAXATION.	Requires the Auditor to periodically review certain credits, exclusions, and deductions under the income tax and financial institutions tax. Assesses a surcharge on certain taxpayers who file returns and benefit from credits, exclusions, and deductions. Exempts from the surcharge low-income taxpayers who claim the food/general excise tax credit and renter's tax credit, and taxpayers who claim credits for employment-related expenses for household and dependent care services or for the purchase of child passenger restraint systems. Requires the deposit of the surcharge into the audit revolving fund.	S 2/9/2016: The committee on GVO deferred the measure.	GVO, WAM	

SB2553	RELATING TO NON-GENERAL FUNDS.	Repeals and transfers the unencumbered balances of various non-general funds and accounts recommended by the auditor in auditor's report no. 15-19.	S 2/4/2016: The committee(s) on WAM recommend(s) that the measure be PASSED, UNAMENDED. The votes in WAM were as follows: 8 Aye(s): Senator(s) Tokuda, Dela Cruz, Chun Oakland, English, Inouye, Taniguchi, Wakai, Slom; Aye(s) with reservations: none ; 0 No(es): none; and 3 Excused: Senator(s) Galuteria, Harimoto, Riviere.	WAM	
SB2558	RELATING TO AN APPROPRIATION FOR THE HOMELESS.	Appropriates $5 million in general funds for fiscal year 2016-2017 for the cost of developing emergency and transitional shelters and non-recurring costs of other homeless projects and programs. Lapses the appropriation at the end of fiscal year 2019-2020 instead of fiscal year 2016-2017. Reduces the general fund appropriation under Act 202, Session Laws of Hawaii of 2015, to the emergency and budget reserve fund by $5 million. Requires the Department of Human Services to submit reports based on the expenditures of the appropriation.	S 2/9/2016: The committee on HOU deferred the measure.	HOU/HMS, WAM	
SB2559	RELATING TO HOMELESSNESS.	Establishes minimum requirements for emergency shelters. Prohibits an emergency shelter from establishing or enforcing a maximum period of stay for homeless families or individuals. Requires homeless shelter stipends to be paid for achievement of performance measures. Repeals the automatic annual adjustment of homeless shelter stipend amounts. Revises existing provisions on the establishment and collection of shelter and service payments from homeless families and individuals. Requires homeless service provider agencies to submit a financial audit to the department of human services at least annually. Establishes 2.0 FTE positions to assist in the procurement and monitoring of homeless shelter contracts. Appropriates funds.	S 2/9/2016: The committee on HOU deferred the measure.	HOU/HMS, WAM	
SB2561	RELATING TO RENTAL HOUSING.	Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units ready for occupancy between 01/01/17 and 12/31/26. Establishes a temporary special action team on rental housing to recommend actions by the governor to achieve the goal. Places the team under the lieutenant governor's office for administrative purposes and designates the lieutenant governor as special action team chair. Makes an appropriation.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	

SB2563	RELATING TO RENTAL HOUSING.	Makes the projects of the Hawaii public housing authority eligible for grants from the rental housing revolving fund. Makes the Hawaii public housing authority eligible for the lease of land from the Hawaii housing finance and development corporation at token lease rent. Revises the preferences and priorities for the funding of projects from the rental housing revolving fund.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	
SB2654	RELATING TO ENERGY.	Permits the installation of clotheslines in any residential dwelling, apartment, condominium, or townhouse, under certain conditions. Defines a reasonable restriction on the placement and use of clotheslines as any restriction that is necessary to protect public health and safety, buildings from damage, historic or aesthetic values, or shorelines under certain circumstances.	S 1/27/2016: Referred to TRE, CPH.	TRE, CPH	
SB2565	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Repeals the state housing sales program of the Hawaii public housing authority.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	
SB2566	RELATING TO HOUSING.	Transfers excess moneys from the dwelling unit revolving fund and rental assistance revolving fund to the rental housing revolving fund.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	
SB2567	RELATING TO PROBATION.	Authorizes court to condition probation on requirement that a convicted defendant stay nightly in a homeless facility. Clarifies that probation may be imposed for conviction of a county crime. Appropriates moneys from the general fund for implementation. Effective 01/01/17.	S 2/4/2016: The committee(s) on JDL has scheduled a public hearing on 02-11-16 9:00AM in conference room 016.	JDL, WAM	
SB2568	RELATING TO CRIMINAL PROCEDURE.	Authorizes a police officer to issue a citation in lieu of making an arrest if the person resides at a specific address or stays nightly in a homeless facility. Allows the court, as a condition of release on bail, recognizance, or supervised release, to require a defendant without a current residence to stay nightly in a homeless facility. Appropriates general funds to the judiciary for implementation. Effective 01/01/2017.	S 2/2/2016: Re-Referred to JDL/PSM, WAM.	JDL/PSM, WAM	
SB2570	RELATING TO THE RAPID RE-HOUSING ASSISTANCE PROGRAM.	Requires DHS to establish a rapid re-housing assistance program to move homeless families and individuals into permanent housing as quickly as possible and achieve stability in that housing. Requires the program to be designed and operated to qualify for federal emergency shelter grants. Appropriates general funds for fiscal year 2016-17. Effective 1/1/2017.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	
SB2623	RELATING TO SCHOOL IMPACT FEE EXEMPTIONS FOR HOUSING PROJECTS.	Clarifies that housing projects claiming an exemption pursuant to chapter 201H, Hawaii Revised Statutes, cannot claim an exemption from the school impact fee.	S 2/10/2016: The committee(s) on HOU/EDU has scheduled a public hearing on 02-16-16 2:45PM in conference room 225.	HOU/EDU, WAM	HB2202

SB2733	RELATING TO HOUSING.	Appropriates funds for the shallow rent subsidy program for homeless working individuals or families who are ready to rent permanent housing in order to obtain and maintain permanent housing. Appropriates funds to the department of human services. Also appropriates funds to the department of human services to continue to administer housing first programs for chronically homeless individuals.	S 2/9/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Harimoto, Galuteria, Ihara, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) Green, Slom.	HOU/HMS, WAM	HB1773
SB2734	RELATING TO HOUSING.	Authorizes the issuance of general obligation bonds and the appropriation of funds for deposit into the dwelling unit revolving fund for the development of infrastructure and improvements of on-site and off-site development.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	
SB2749	RELATING TO SCHOOL IMPACT FEES.	Provides an exemption from school impact fees for housing developments constructed by nonprofit housing organizations in which the units are rented or sold to persons or families earning up to eighty per cent of the area median income.	S 2/10/2016: The committee(s) on HOU/EDU has scheduled a public hearing on 02-16-16 2:45PM in conference room 225.	HOU/EDU, WAM	
SB2822	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Enables the Hawaii Housing Finance and Development Corporation to develop mixed-use developments in partnership with state and county departments and agencies. Effective 7/1/2016.	S 2/9/2016: The committee(s) on PSM recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in PSM were as follows: 3 Aye(s): Senator(s) Nishihara, Espero, Slom; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) Baker, Inouye.	HOU/PSM, WAM	HB2293
SB2823	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Authorizes the Hawaii Housing Finance and Development Corporation Board of Directors to set the salary of the Hawaii Housing Finance and Development Corporation Executive Director in an amount not to exceed the salary of the Director of Business, Economic Development, and Tourism. Effective 7/1/2016.	S 2/4/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, UNAMENDED. The votes in HOU were as follows: 4 Aye(s): Senator(s) Harimoto, Galuteria, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 3 Excused: Senator(s) Green, Ihara, Slom.	HOU, WAM	HB2294
SB2831	RELATING TO TRANSIT-ORIENTED DEVELOPMENT.	Establishes the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. Appropriates funds.	S 1/27/2016: Referred to HOU/TRE, WAM.	HOU/TRE, WAM	HB2302
SB2832	RELATING TO THE CONVEYANCE TAX.	Repeals the statutory cap on the disposition of conveyance taxes dedicated for deposit into the Rental Housing Revolving Fund for the financing of affordable rental housing development.	S 2/4/2016: The committee on HOU deferred the measure.	HOU, WAM	HB2303

SB2833	RELATING TO THE LOW-INCOME HOUSING TAX CREDIT.	Increases funding for affordable rental housing development by making the State Low-Income Housing Tax Credit more valuable. Reduces State Tax Credit period from ten to five years.	S 2/4/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Harimoto, Galuteria, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 3 Excused: Senator(s) Green, Ihara, Slom.	HOU, WAM	HB2304
SB2834	RELATING TO THE DWELLING UNIT REVOLVING FUND.	Authorizes the creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund and the use of the Dwelling Unit Revolving Fund to provide loans and grants to finance regional state infrastructure improvements in areas of planned growth.	S 2/8/2016: The committee(s) on HOU has scheduled a public hearing on 02-11-16 3:00PM in conference room 225.	HOU, WAM	HB2305
SB2875	RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.	Expands the civil service exemption for employees hired under the tenant hire program by the Hawaii Public Housing Authority by removing the percentage limit on such hires.	S 2/2/2016: Re-Referred to HOU/JDL, WAM.	HOU/JDL, WAM	HB2346
SB2876	RELATING TO PUBLIC LANDS.	Exempts Hawaii Public Housing Authority lands from the definition of "public lands" in section 171-2, Hawaii Revised Statutes.	S 2/5/2016: The committee(s) on HOU/WLA has scheduled a public hearing on 02-11-16 2:50PM in conference room 225.	HOU/WLA, WAM	HB2347
SB2924	RELATING TO THE DISCLOSURE OF TAX RETURN INFORMATION.	Amends section 231-18, Hawaii Revised Statutes, to allow disclosure of tax return information to the Department of the Attorney General, federal, state, or local officials, and other persons in specified situations; and amends section 235-116, Hawaii Revised Statutes, to clarify that all information filed under chapter 235, Hawaii Revised Statutes, with any state agency is confidential.	S 1/29/2016: Referred to JDL, WAM.	JDL, WAM	HB2395
SB2995	RELATING TO TRANSIT-ORIENTED DEVELOPMENT.	Establishes the business mitigation relief pilot program to assist businesses negatively impacted by the construction of the rail project. Establishes guidelines and procedures for financial assistance through the program. Appropriates funds for the program.	S 2/4/2016: The committee(s) on EET/TRE has scheduled a public hearing on 02-16-16 2:45PM in conference room 229.	EET/TRE, WAM	HB2518
SB2997	RELATING TO STATEWIDE COMMUNITY PLANNING.	Part I: Designates the office of planning as the lead agency to coordinate and advance transit-oriented development planning in the State. Requires that the office of planning approve all state agencies' and executive branch agencies' development plans for parcels along the rail transit corridor, including any properties that the State may obtain in the future. Part II: Establishes a transit-oriented development advisory group to develop, in collaboration with the office of planning, a unified action plan for the implementation of transit-oriented development on a state level.	S 1/29/2016: Referred to TRE/WLA, WAM.	TRE/WLA, WAM	

SB2998	RELATING TO PUBLIC HOUSING.	Appropriates funds for the repair and maintenance of existing public housing stock in the State.	S 2/4/2016: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Harimoto, Galuteria, Taniguchi, Wakai; Aye(s) with reservations: none ; 0 No(es): none; and 3 Excused: Senator(s) Green, Ihara, Slom.	HOU, WAM	
SB3023	RELATING TO INFRASTRUCTURE.	Establishes an infrastructure development loan revolving fund to be administered by the director of finance.	S 1/29/2016: Referred to TRE, WAM.	TRE, WAM	
SB3026	RELATING TO PUBLIC HOUSING.	Establishes a tax donation check-off to fund housing project improvements, facilities improvements, and minor repair and maintenance of public housing.	S 1/29/2016: Referred to HOU, WAM.	HOU, WAM	
SB3040	RELATING TO HOUSING.	Amends the household income level and unit availability eligibility requirements for the provision of low-income housing and mixed-income rental project loans and grants made from the Rental Housing Revolving Fund.	S 2/9/2016: The committee on HOU deferred the measure.	HMS/HOU, WAM	HB1693
SB3054	RELATING TO ALTERNATIVE HOUSING.	Requires counties to include specific regulations for alternative housing in their building codes, and ordinances allowing alternative housing parks to be established.	S 1/29/2016: Referred to PSM/HOU, WAM.	PSM/HOU, WAM	
SB3063	RELATING TO A TRANSITIONAL HOUSING CENTER FOR THE HOMELESS.	Requires the department of land and natural resources, in consultation with the office of the governor and the department of human services, to establish a transitional housing center for the homeless at Sand Island state recreation area. Makes an appropriation.	S 1/29/2016: Referred to HOU/WLA/HMS, WAM.	HOU/WLA/HMS, WAM	HB2663
SB3076	RELATING TO STATEWIDE COMMUNITY PLAN.	Designates the office of planning as the lead agency to coordinate and advance transit-oriented development planning in the State. Requires that the office of planning approve all state agencies' and executive branch agencies' development plans for parcels along the rail transit corridor, including any properties that the State may obtain in the future.	S 2/8/2016: The committee(s) on HOU/EET has scheduled a public hearing on 02-11-16 2:55PM in conference room 225.	HOU/EET, TRE/WAM	
SB3077	RELATING TO STATEWIDE COMMUNITY PLANNING.	Establishes a transit-oriented development advisory group to develop, in collaboration with the office of planning, a unified action plan for the implementation of transit-oriented development on a state level.	S 2/8/2016: The committee(s) on HOU/EET has scheduled a public hearing on 02-11-16 2:55PM in conference room 225.	HOU/EET, TRE/WAM	
SB3078	RELATING TO LOW-INCOME HOUSING TAX CREDIT.	Permits developers of low-income housing to apply Hawaii low-income housing tax credits in four years instead of ten years.	S 2/9/2016: The committee on HOU deferred the measure.	HOU, WAM	HB1959
SB3079	RELATING TO AFFORDABLE HOUSING.	Grants authority to counties to make district boundary amendments for lands with an area of one hundred acres or less.	S 1/29/2016: Referred to PSM/WLA, WAM.	PSM/WLA, WAM	HB2634

SB3097	RELATING TO HOUSING.	Amends provisions relating to low income housing income tax credit. Removes eligibility for taxpayers owning a low income building awarded under the American Recovery and Reinvestment Act of 2009. Allows owners of buildings not to be financed with tax-exempt bonds to claim fifty per cent of the applicable percentage of the qualified basis of each building located in Hawaii. Allows owners of buildings financed with tax-exempt bonds to claim one hundred per cent of the applicable percentage of the qualified basis of each building in Hawaii. Raises the state aggregate housing credit dollar amount from $1.25 to $1.75 multiplied by the state population in the calendar year.	S 1/29/2016: Referred to HOU, WAM.	HOU, WAM	
SB3100	RELATING TO URBAN RENEWAL.	Authorizes the director of finance to issue GO bonds to the counties for infrastructure construction related to urban renewal projects. Allows each county to have more than one local redevelopment agency. Repeals the specific naming requirement for local redevelopment agencies. Requires all five members of the local redevelopment agency to reside within the boundaries of an area defined by the county via resolution. States that redevelopment projects carried out by the local redevelopment agency are public works.	S 2/4/2016: Re-Referred to PSM/HOU, WAM.	PSM/HOU, WAM	HB2678
SB3101	RELATING TO PUBLIC-PRIVATE PARTNERSHIPS.	Requires DBEDT to conduct a study on the feasibility of establishing a public-private partnership resource agency that all state departments, divisions, and agencies may utilize. Makes an appropriation.	S 2/10/2016: The committee on EET deferred the measure.	EET, WAM	
SB3102	RELATING TO THE DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM.	Allows state agencies to develop and enter into inter-agency agreements without entering into a memorandum of agreement or memorandum of understanding.	S 1/29/2016: Referred to GVO/JDL, WAM.	GVO/JDL, WAM	
SB2450	RELATING TO PREDATORS.	Prohibits individuals from releasing, feeding, watering, or otherwise caring for unrestrained predators on state lands. Establishes administrative fines for individuals that violate this prohibition. Exempts hunters that deploy, feed, or water unrestrained dogs in the course of hunting.	S 2/2/2016: The committee(s) on WLA/EET has scheduled a public hearing on 02-12-16 2:00PM in conference room 414.	WLA/EET, WAM	HB2118

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2087

A BILL FOR AN ACT

RELATING TO HOUSING.

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

PART I

SECTION 1. The rental housing revolving fund is established under section 201H-202, Hawaii Revised Statutes, to provide loans or grants for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units. The purpose of this part is to appropriate funds to the rental housing revolving fund.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 to be deposited into the rental housing revolving fund.

SECTION 3. There is appropriated out of the rental housing revolving fund the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for the purposes specified in section 201H-202, Hawaii Revised Statutes.

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

PART II

SECTION 4. The legislature finds that housing first programs are a collaborative effort between the department of human services and

the United States Department of Housing and Urban Development that provides housing and support services for chronically homeless individuals, including those who have an addiction or mental illness, or both. The principles of housing first programs include:

(1) Moving chronically homeless individuals into housing directly from the streets and shelters without a precondition of accepting or complying with treatment;

(2) Providing robust support services for program participants that are predicated on assertive engagement rather than coercion;

(3) Granting chronically homeless individuals priority as program participants in housing first programs;

(4) Embracing a harm-reduction approach to addictions rather than mandating abstinence while supporting program participant commitments to recovery; and

(5) Providing program participants with leases and tenant protections as provided by law.

Housing first is a nationally recognized best practice and has been proven to be an effective approach to helping people experiencing chronic homelessness get off of the streets in several cities. In Portland, Oregon, the housing first program helped reduce the number of chronically homeless people sleeping outside by seventy per cent. In Los Angeles, California, for each chronically homeless person placed in housing first, Los Angeles saved $80,000 over two years. Similar results in Denver, Colorado; Quincy, Massachusetts; and Portland, Maine; show that housing first is effective in reducing chronic homelessness. Currently, the housing first program only serves the island of Oahu, despite the needs of individuals on neighboring islands.

The purpose of this part is to appropriate funds to the department of human services to support the State's housing first programs in assisting the rest of Hawaii's residents outside of Oahu who are chronically homeless and who are often the most vulnerable,

most visible, and most difficult to serve.

SECTION 5. There is appropriated out of the general revenues of the State of Hawaii the sum of $3,000,000 or so much thereof as may be necessary for fiscal year 2016-2017 for continued implementation of the State's housing first program and expansion of the program outside of Oahu to assist residents who are chronically homeless.

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

PART III

SECTION 6. The legislature finds that the Hawaii public housing authority is the sole statewide public housing agency of the State. The Hawaii public housing authority's portfolio of eighty-five properties comprises 6,195 units that serve over 6,100 families or more than 20,000 individuals.

The Hawaii public housing authority's aging housing stock continues to have an extensive capital need that is underfunded by the United States Department of Housing and Urban Development. Additional funding is needed to modernize, repair, and maintain many of the State's public housing units.

The purpose of this part is to appropriate funds to improve the quality of existing public housing stock in the State.

SECTION 7. There is appropriated out of the general revenues of the State of Hawaii the sum of $180,000,000 or so much thereof as may be necessary for fiscal year 2016-2017 for the repair and maintenance of the Hawaii public housing authority's existing public housing stock.

The sum appropriated shall be expended by the Hawaii public housing authority for the purposes of this part.

PART IV

SECTION 8. There is appropriated out of the general revenues of the State of Hawaii the sum of $2,000,000 or so much thereof as may be necessary for fiscal year 2016-2017 for a rental assistance program, also known as the shallow subsidy program, within the department of human services, for homeless working individuals and their families who are ready to rent permanent housing to obtain and maintain permanent housing; provided that:

(1) The maximum subsidy shall be $500 per month; provided that to qualify for the subsidy, a household shall pay a minimum of forty per cent of their adjusted gross income for rent; and

(2) A household's adjusted gross income shall be calculated in the same manner as calculated by the Hawaii public housing authority to qualify for public housing under the authority's control.

The sum appropriated for staff within the homeless programs office and for program and administrative costs associated with establishing and operating the shallow subsidy program shall be expended by the department of human services through a contract issued pursuant to chapter 103F, Hawaii Revised Statutes, for the purposes of this part.

PART V

SECTION 9. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Housing Omnibus; Appropriation

Description:
Makes various appropriations for various housing programs.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2089

A BILL FOR AN ACT

RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR LOW INCOME RENTAL SUBSIDIES.

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

SECTION 1. Section 237-24.7, Hawaii Revised Statutes, is amended to read as follows:

"**§237-24.7 Additional amounts not taxable.** In addition to the amounts not taxable under section 237-24, this chapter shall not apply to:

(1) Amounts received by the operator of a hotel from the owner of the hotel or from a time share association, and amounts received by the suboperator of a hotel from the owner of the hotel, from a time share association, or from the operator of the hotel, in amounts equal to and which are disbursed by the operator or suboperator for employee wages, salaries, payroll taxes, insurance premiums, and benefits, including retirement, vacation, sick pay, and health benefits. As used in this paragraph:

"Employee" means employees directly engaged in the day-to-day operation of the hotel and employed by the operator or suboperator.

"Hotel" means an operation as defined in section 445-90 or a time share plan as defined in section 514E-1.

"Operator" means any person who, pursuant to a written contract with the owner of a hotel or time share association, operates or manages the hotel for the owner or time share association.

"Owner" means the fee owner or lessee under a recorded lease of a hotel.

"Suboperator" means any person who, pursuant to a written contract with the operator, operates or manages the hotel as a subcontractor of the operator.

"Time share association" means an "association" as that term is defined in section 514E-1;

(2) Amounts received by the operator of a county transportation system operated under an operating contract with a political subdivision, where the political subdivision is the owner of the county transportation system. As used in this paragraph:

"County transportation system" means a mass transit system of motorized buses providing regularly scheduled transportation within a county.

"Operating contract" or "contract" means a contract to operate and manage a political subdivision's county transportation system, which provides that:

(A) The political subdivision shall exercise substantial control over all aspects of the operator's operation;

(B) The political subdivision controls the development of transit policy, service planning, routes, and fares; and

(C) The operator develops in advance a draft budget in the same format as prescribed for agencies of the political subdivision. The budget must be subject to the same constraints and controls regarding the lawful expenditure of public funds as any public sector agency, and deviations from the budget must be subject to approval by the appropriate political subdivision officials involved in the budgetary process.

"Operator" means any person who, pursuant to an operating contract with a political subdivision, operates or manages a county transportation system.

"Owner" means a political subdivision that owns or is the lessee of all the properties and facilities of the county transportation system (including buses, real estate, parking garages, fuel pumps, maintenance equipment, office supplies, etc.), and that owns all revenues derived therefrom;

(3) Surcharge taxes on rental motor vehicles imposed by chapter 251 and passed on and collected by persons holding certificates of registration under that chapter;

(4) Amounts received by the operator of orchard properties from the owner of the orchard property in amounts equal to and which are disbursed by the operator for employee wages, salaries, payroll taxes, insurance premiums, and benefits, including retirement, vacation, sick pay, and health benefits. As used in this paragraph:

"Employee" means an employee directly engaged in the day-to-day operations of the orchard properties and employed by the operator.

"Operator" means a producer who, pursuant to a written contract with the owner of the orchard property, operates or manages the orchard property for the owner where the property contains an area sufficient to make the undertaking economically feasible.

"Orchard property" means any real property that is used to raise trees with a production life cycle of fifteen years or more producing fruits or nuts having a normal period of development from the initial planting to the first commercially saleable harvest of not less than three years.

"Owner" means a fee owner or lessee under a recorded lease of orchard property;

(5) Taxes on nursing facility income imposed by chapter 346E and passed on and collected by operators of nursing facilities;

(6) Amounts received under property and casualty insurance policies for damage or loss of inventory used in the conduct of a trade or business located within the State or a portion thereof that is declared a

natural disaster area by the governor pursuant to section 209-2;

(7) Amounts received as compensation by community organizations, school booster clubs, and nonprofit organizations under a contract with the chief election officer for the provision and compensation of precinct officials and other election-related personnel, services, and activities, pursuant to section 11-5;

(8) Interest received by a person domiciled outside the State from a trust company (as defined in section 412:8-101) acting as payment agent or trustee on behalf of the issuer or payees of an interest bearing instrument or obligation, if the interest would not have been subject to tax under this chapter if paid directly to the person domiciled outside the State without the use of a paying agent or trustee; provided that if the interest would otherwise be taxable under this chapter if paid directly to the person domiciled outside the State, it shall not be exempt solely because of the use of a Hawaii trust company as a paying agent or trustee;

(9) Amounts received by a management company from related entities engaged in the business of selling interstate or foreign common carrier telecommunications services in amounts equal to and which are disbursed by the management company for employee wages, salaries, payroll taxes, insurance premiums, and benefits, including retirement, vacation, sick pay, and health benefits. As used in this paragraph:

"Employee" means employees directly engaged in the day-to-day operation of related entities engaged in the business of selling interstate or foreign common carrier telecommunications services and employed by the management company.

"Management company" means any person who, pursuant to a written contract with a related entity engaged in the business of selling interstate or foreign common carrier telecommunications services, provides managerial or operational services to that entity.

"Related entities" means:

(A) An affiliated group of corporations within the

meaning of section 1504 (with respect to affiliated group defined) of the federal Internal Revenue Code of 1986, as amended;

(B) A controlled group of corporations within the meaning of section 1563 (with respect to definitions and special rules) of the federal Internal Revenue Code of 1986, as amended;

(C) Those entities connected through ownership of at least eighty per cent of the total value and at least eighty per cent of the total voting power of each such entity (or combination thereof), including partnerships, associations, trusts, S corporations, nonprofit corporations, limited liability partnerships, or limited liability companies; and

(D) Any group or combination of the entities described in paragraph (C) constituting a unitary business for income tax purposes;

whether or not the entity is located within or without the State or licensed under this chapter; [~~and~~]

(10) Amounts received as grants under section 206M-15[~~.~~]; and

(11) Amounts received from a government public housing agency or non-profit organization for the subsidization of rent for individuals or families participating in a Title 42 United States Code section 1437 assisted housing program or federal, state, or county housing first program."

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

SECTION 3. This Act shall take effect upon its approval; provided that this Act shall apply to gross income or gross proceeds

received after December 31, 2015.

INTRODUCED BY: _____

Report Title:
Housing First; Section 8 Housing; GET

Description:
Exempts rental subsidy payments for Section 8 and Housing First Programs from the state general excise tax.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2091

A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

SECTION 1. The legislature finds that the Hawaii public housing authority is the sole statewide public housing agency of the State. The Hawaii public housing authority's portfolio of eighty-five properties comprises 6,195 units that serve over 6,100 families or more than 20,000 individuals.

The Hawaii public housing authority's aging housing stock continues to have an extensive capital need that is underfunded by the United States Department of Housing and Urban Development. Additional funding is needed to modernize, repair, and maintain many of the State's public housing units.

The purpose of this Act is to appropriate funds to improve the quality of existing public housing stock in the State.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $180,000,000 or so much thereof as may be necessary for fiscal year 2016-2017 for the repair and maintenance of the Hawaii public housing authority's existing public housing stock.

The sum appropriated shall be expended by the Hawaii public housing authority for the purposes of this Act.

SECTION 3. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Public Housing; Hawaii Public Housing Authority; Appropriation

Description:
Appropriates funds for the repair and maintenance of existing public housing stock in the State.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2211

A BILL FOR AN ACT

RELATING TO YOUTH GANG PREVENTION AND INTERVENTION.

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

SECTION 1. The legislature finds that there is a growing youth gang problem in Hawaii. This is evidenced by a statewide increase in gang membership as well as an increase in gang related graffiti, violence, and criminal activity. While ethnic and socio-economic profiles have changed over the past three decades, the dynamics and causes of gang activity remain the same.

Since youth gang members are primarily of school age, gang related activities may impact public housing where large numbers of youth reside. It is reported that gang members illicitly engage in criminal activity such as distribution and sale of illegal drugs and substances. It is also reported that members possess weapons and may be prone to violent behavior, endangering the safety and well-being of residents of public housing.

Gang delinquency tends to appear in communities where factors of poverty, adolescence, and social disorganization are present. These are social, economic, and environmental factors that continue to plague public housing in Hawaii. Social disorganization is activated in public housing communities that have high rates of in-migration, in families that lack the skills or time to provide adolescents with the support and guidance they need, and in communities that fail to offer

the types of activities that foster in adolescents a sense of challenge, purpose, and belonging, and that fail to recognize and effectively assist youths who are "at-risk". When youths turn to gangs for support and recognition, their destructive behavior is an expression of their desperate need for help from the social disorganization they are facing.

Clearly, the existence of gangs is but a symptom of a larger set of problems that our communities experience. Consequently, the legislature finds that a multi-pronged approach should be taken with programs that have expertise and experience to reach out and establish relationships and help promote education, self-esteem, individual growth and development, leadership, and responsibility. The legislature further finds that working within a public housing community allows programs, workers, residents, and volunteers to focus on specific targets and groups of youth.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $1 or so much thereof as may be necessary for fiscal year 2016-2017 for the department of human services to develop prevention and intervention projects and programs targeting youth who reside in public housing who are at high risk of engaging in gang activities or joining gangs. The projects and programs shall be on-site or near sites where at-risk youth reside in public housing.

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

SECTION 3. Any unexpended or unencumbered balance of any appropriation made by this Act as of the close of business on June 30, 2018, shall lapse to the credit of the general fund.

SECTION 4. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Youth Gang; Prevention and Intervention; Department of Human Services; Appropriation

Description:
Appropriates funds to the department of human services to target youths who live in public housing who are at risk of engaging in gang activities or joining gangs.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2275

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

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

SECTION 1. The director of finance is authorized to issue general obligation bonds in the sum of $153,000,000 or so much thereof as may be necessary and the same sum or so much thereof as may be necessary is appropriated for fiscal year 2016-2017 for the purpose the repair and maintenance of public housing projects managed by the Hawaii public housing authority.

The sum appropriated shall be expended by the Hawaii public housing authority for the purposes of this Act.

SECTION 2. The appropriation made for the capital improvement project authorized by this Act shall not lapse at the end of the fiscal biennium for which the appropriation is made; provided that all moneys from the appropriation unencumbered as of June 30, 2018, shall lapse as of that date.

SECTION 3. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Hawaii Public Housing Authority; Appropriation; General Obligation Bonds

Description:

Authorizes the issuance of general obligation bonds and appropriates funds for the repair and maintenance of public housing projects managed by the Hawaii public housing authority.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2343

A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

SECTION 1. Chapter 46, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§46- Section 8 housing choice voucher program.** No county shall limit the number of section 8 housing choice voucher program tenants that may occupy a single tax map key property, including a tax map key property that is comprised of three units, each unit may be occupied by section 8 housing choice voucher program tenant."

SECTION 2. Section 356D-31, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) In the operation or management of federal public housing projects, the authority (acting directly or by an agent or agents) at all times shall observe the following duties with respect to rentals and tenant selection:

(1) It may establish maximum limits of annual net income for tenant selection in any public housing project, less such exemptions as may be authorized by federal regulations pertaining to public housing. The authority may agree to conditions as to tenant eligibility or preference required by the federal government pursuant to federal law in any contract for financial assistance with the authority; provided that not less than fifty per cent of available units shall be for applicants without preference and up to fifty per cent of available units shall be for applicants with preference;

(2) It may rent or lease the dwelling units therein only at rentals within the financial reach of persons who lack the amount of income that it determines to be necessary to obtain safe, sanitary, and uncongested dwelling accommodations within the area of operation of the authority and to provide an

adequate standard of living; and

(3) It may rent or lease to a tenant a dwelling consisting of the number of rooms (but no greater number) that it deems necessary to provide safe and sanitary accommodations to the proposed occupants thereof, without overcrowding[.]; provided that the authority shall not limit the number of tenants in the section 8 housing choice voucher program that may occupy a single tax map key property, including a tax map key property that is comprised of three units, each unit may be occupied by a section 8 housing choice voucher program tenant."

SECTION 3. If any part of this Act is found to be in conflict with federal requirements that are a prescribed condition for the allocation of federal funds to the State, the conflicting part of this Act is inoperative solely to the extent of the conflict and with respect to the agencies directly affected, and this finding does not affect the operation of the remainder of this Act.

SECTION 4. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 5. This Act shall take effect upon its approval.

INTRODUCED BY: _____

Report Title:
Public Housing; Section 8 Housing Choice Voucher Program

Description:

Prohibits any county and the Hawaii public housing authority from limiting the number of tenants in the section 8 housing choice voucher program that may occupy a single tax map key property, regardless of the number of units comprising the TMK. Clarifies that in a TMK comprised of 3 units each unit may have one section 8 tenant.

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THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2509

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to part III to be appropriately designated and to read as follows:

"**§356D- State low-income housing restrictions.** (a) The authority shall ensure that housing units within a state low-income housing project are not being passed along from one tenant to another individual and that tenant selection occurs pursuant to section 356D-42.

(b) The authority shall adopt rules pursuant to chapter 91 to carry out the purposes of this section.

(c) This section shall not apply to federal public housing projects."

SECTION 2. Section 356D-42, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) The authority shall select tenants upon the basis of those in greatest need for the particular housing, subject to the following limitations and preferences:

(1) The authority may limit the tenants of any state low-income housing project to classes of persons when required by federal law or regulation as a term or condition of obtaining assistance from the federal government; provided that not less than fifty per cent of available units shall be for applicants without preference and up to fifty per cent of available units shall be for applicants with preference;

(2) Within the priorities established by the authority recognizing need, veterans with a permanent disability of ten per cent or more, as certified by the United States Department of Veterans Affairs, and their dependent parents, if any. The deceased veteran's widow or widower shall be given first preference. Parents of veterans shall not use the veteran status of their adult child as a basis for preference; [~~and~~]

(3) Subject to any limitations set by federal law or regulation, the authority shall not select as a tenant, and may terminate the tenancy of, any person if the person or any household member owns or acquires a home within the State[~~.~~];

(4) Except as required by federal law or regulation, the authority shall not select any applicant, except an elder as defined in section 356D-1, as a tenant for more than seven consecutive years; and

(5) The authority shall require tenants of state low-income housing projects who are unemployed or not enrolled in at least ten hours of classes per week to perform at least twenty hours of community service per week in order to remain eligible for tenancy."

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 4. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
State Low-income Housing; Tenants; Limits; Restrictions

Description:
Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed along from one individual to another. Requires unemployed tenants who

live in state low-income housing to perform community service or enroll in classes.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2561

A BILL FOR AN ACT

RELATING TO RENTAL HOUSING.

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

SECTION 1. The purpose of this Act is to address rental housing. More specifically, this Act:

(1) Establishes an affordable rental housing goal; and

(2) Establishes a special action team on affordable rental housing, led by the lieutenant governor, to make recommendations on actions to promote rental housing.

SECTION 2. For the period from 2015 to 2025, Hawaii will require an additional 64,700 housing units to meet projected long-term housing demands. Of this amount, 22,247 households of all income levels will require rental units.

The need for affordable rental units is particularly acute for households with low incomes. Approximately ninety-three to ninety-five per cent of rental unit tenants have a household income of less than one hundred forty per cent of the median Hawaii income. According to the Affordable Rental Housing Study Update, 2014, prepared for the department of community services, city and county of Honolulu:

> The rule of thumb is that renter families generally come from the lower income part of our community, and economists and housing analysts think of this in terms of them making 80% of the area's median income, or AMI, or lower. It bears

repeating that those making at or under than [sic] 60% and those at or under 30% of AMI are facing no rental unit availability, meaning crowding up or homelessness. Relative to what has been supplied, the number or rental units affordable to those making 80% (and 60%, and 50%, and 30% of AMI), the supply/demand imbalance is tremendous, in quantitative terms. During the 10-year period from 2004-2013, just over 4,500 affordable rental units were delivered statewide with government assistance. (Source: HHFDC) To wit, there simply is an insufficient number of them being supplied, either in the affordable, the subsidized, or the market-rate rental markets.

The lack of supply leads to higher rents for households of all income levels, leaving all tenants with less disposable income, increasing the personal stress of tenants, reducing tenant quality of life, and exacerbating the population overcrowding and homelessness problems. Without sufficient affordable rental housing, the future social, community, and economic consequences for Hawaii may be dire.

Although many reasons contribute to the lack of affordable rental units for low- and moderate-income households, the primary reason is a poor rate of return for investments in affordable rental housing projects. As the Affordable Rental Housing Study Update, 2014, succinctly states, "Simply put, affordable rental housing is unprofitable, so the market won't address the need by itself." Government regulations that restrict affordable housing development and lengthen the time tenants qualify for affordable rental housing also contribute to the lack of affordable rental housing.

Given these barriers, the legislature finds that the lack of

affordable rental housing requires the concentrated attention of state government at the highest level. Thus, the legislature believes that the establishment of an affordable rental housing goal and special action team to make recommendations to achieve the goal are imperative.

SECTION 3. Goal for affordable rental housing units. (a) The legislature establishes the goal for state government, by itself or jointly with other parties, to develop or vest the development of at least 22,500 affordable rental housing units, ready for occupancy between January 1, 2017 and December 31, 2026.

(b) For the purpose of measuring progress toward achieving the goal:

(1) Fee simple residential units, rental housing units that are not affordable, and units in resort, commercial, industrial, or other uses on or before December 31, 2016, that are subsequently converted to affordable rental units, shall be counted as having been developed between January 1, 2017 and December 31, 2026; and

(2) Affordable rental housing units that have all entitlements for construction on or before December 31, 2016, but are completed and ready for occupancy after that date, shall not be counted as having been developed between January 1, 2017 and December 31, 2026.

SECTION 4. Definitions. For the purpose of this Act:

"Affordable rental housing unit" means a privately-owned residential unit that the owner:

(1) Has completed the construction, reconstruction, renovation, repair, or acquisition of after December 31, 2016; and

(2) Pledges to comply and require each manager or successor owner of the unit to comply with the following for a period of at least thirty years:

(A) Rent the unit to a family with an annual income of not more than one hundred forty per cent of the area median income for a family of the same size; and

(B) Charge a monthly rent, excluding utility expenses, for

the unit that does not exceed thirty per cent of the family's monthly income.

The thirty-year period shall be measured from the date of issuance of the certificate of occupancy for the unit or, if no certificate of occupancy was necessary for the unit after December 31, 2016, the date the unit was first rented to a family in accordance with paragraph (2) (A) and (B).

"Affordable rental housing unit" includes a residential unit owned by a federal, state, or county agency for the purpose of rental to a low- or moderate-income family, as may be defined by the agency or law, as applicable.

"Area median income" means the most current median family income for an area as estimated and adjusted for family size by the United States Department of Housing and Urban Development.

"Family" includes a family of one individual.

SECTION 5. Special action team on affordable rental housing; establishment, purpose, termination. (a) There is established for administrative purposes within the office of the lieutenant governor a temporary special action team on affordable rental housing.

(b) The special action team is established for the special purpose of recommending actions to increase the supply of rental housing, particularly rental housing affordable to low- and moderate-income families.

(c) The special action team shall terminate on December 31, 2018; provided that the chair and members of the special action team may represent themselves as the chair or a member after December 31, 2018, when testifying or commenting on actions or recommendations of the team.

SECTION 6. Membership. (a) The special action team shall be composed of the following members:

(1) Lieutenant governor, who shall serve as chair;

(2) Attorney general;

(3) Comptroller;

(4) Director of finance;

(5) Director of health;

(6) Director of human services;

(7) Chairperson of the board of land and natural resources;

(8) Chairperson of the Hawaiian homes commission;

(9) Executive officer of the land use commission;

(10) Executive director of the Hawaii community development authority;

(11) Executive director of the Hawaii public housing authority;

(12) Executive director of the Hawaii housing finance and development corporation;

(13) Director of the office of environmental quality control; and

(14) Governor's coordinator on homelessness.

(b) The chair of the special action team shall invite the following persons to become members of the special action team:

(1) One officer or employee of each county with duties and responsibilities relating to land use planning, zoning, or housing development, to be appointed by the mayor of the respective county; and

(2) The chair of the planning commission of each county; provided that if a county has more than one planning commission, the mayor shall designate which chair shall serve on the special action team.

(c) A special action team member may designate another officer or employee of the member's department or agency to attend one or more meetings in place of the member. The special action team member shall make the designation in writing and submit it to the special action team chair before the meeting that the designee is to attend. The

designation may apply to more than one meeting or the entire term of the special action team. The designation may be withdrawn at any time by written notice to the special action team chair.

A designee of a special action team member shall have all rights and privileges of the member while serving as a designee.

(d) Members of the special action team shall receive no additional compensation for service on the team beyond their normal compensation.

Members shall be reimbursed for expenses necessarily incurred for service on the team.

(e) The special action team may elect officers from among its members.

SECTION 7. Duties. (a) The special action team shall recommend to the governor, legislature, and other parties, actions to be taken to achieve the affordable rental housing goal set forth in section 3.

(b) To comply with subsection (a), the special action team shall recommend short- and long-term actions to:

(1) Increase the supply of rental housing affordable for low- and moderate-income families;

(2) Increase the supply of rental housing for the remainder of the resident population;

(3) Preserve the existing rental housing stock;

(4) Enhance the attractiveness of and market for rental housing relative to fee simple housing; and

(5) Mitigate community concerns over the development of nearby rental housing projects, particularly affordable public or private rental housing projects for low-income families and individuals.

(c) The special action team also shall establish performance measures and timelines for the development of affordable rental housing units for the following:

(1) Families with not more than sixty per cent of the area median income;

(2) Families with more than sixty per cent, but not more than eighty per cent, of the area median

income;

(3) Families with more than eighty per cent, but not more than one hundred per cent, of the area median income;

(4) Families with more than one hundred per cent, but not more than one hundred twenty per cent, of the area median income; and

(5) Families with more than one hundred twenty per cent, but not more than one hundred forty per cent, of the area median income.

The special action team shall also recommend the agency that should monitor and periodically report on the achievement of the performance measures and compliance with the timelines.

(d) The special action team shall also address and make recommendations to reconcile the public interests that may compete against and restrict the development of rental housing. The competing public interests shall include the following:

(1) Regulatory burden associated with developing, managing, and operating subsidized affordable housing projects;

(2) Preservation of the environment;

(3) Protection of the quality of life of the surrounding communities;

(4) Devotion of scarce public resources for mixed-use projects that include fee simple, market-priced housing;

(5) Reluctance to use more public lands for affordable rental housing development; and

(6) Preference of most persons for low-density dwelling units.

(e) In the performance of its duties, the special action team shall preiodically consult with the Hawaii interagency council on homelessness.

SECTION 8. Annual reports. The special action team shall submit reports to the legislature of its findings and recommendations no later than twenty days prior to the convening of the regular sessions of 2017, 2018, and 2019.

SECTION 9. Appropriation. (a) There is appropriated out of the general revenues of the State of Hawaii the sum of $100,000 or so much thereof as may be necessary for fiscal year 2016-2017 for the administration and operation of the special action team on rental housing, including the establishment and filing of a 1.00 full-time equivalent temporary planner position, which shall be exempt from chapter 76, Hawaii Revised Statutes.

The sum appropriated shall be expended by the office of the lieutenant governor for the purposes of this Act.

(b) In addition to the appropriation under subsection (a), the office of the lieutenant governor may use other moneys appropriated to the office of the lieutenant governor for the special action team.

SECTION 10. This Act shall take effect upon its approval; provided that section 9 shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Affordable Rental Housing Goal; Special Action Team on Rental Housing; Appropriation

Description:
Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units ready for occupancy between 01/01/17 and 12/31/26. Establishes a temporary special action team on rental housing to recommend actions by the governor to achieve the goal. Places the team under the lieutenant governor's office for administrative purposes and designates the lieutenant governor as special action team chair. Makes an appropriation.

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THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2563

A BILL FOR AN ACT

RELATING TO RENTAL HOUSING.

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

SECTION 1. The purpose of this Act is to address rental housing.

More specifically, this Act makes projects of the Hawaii public housing authority eligible for funding from the rental housing revolving fund of the Hawaii housing finance and development corporation.

The legislature finds that projects of the Hawaii public housing authority are operated for low-income family and elderly renters and, consequently, provide affordable rental housing for the class of people who most need state assistance.

Thus, the legislature believes that the Hawaii public housing authority should have the opportunity to compete for funds from the rental housing revolving fund, which will receive substantial revenues from the conveyance tax going forward.

This Act also makes the Hawaii public housing authority eligible for the lease of land of the Hawaii housing finance and development corporation at a token lease rent. The legislature finds that the authority should have the opportunity to benefit from such favorable leases if issued by the corporation.

This Act also re-orders the preferences for the funding of projects from the rental housing revolving fund. The legislature

finds that the re-ordered preferences are more reflective of the contemporary needs of the people of Hawaii.

SECTION 2. Section 201H-57, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]201H-57[~~]~~] Land leases to nonprofit organizations providing affordable housing[~~.~~] <u>and the Hawaii public housing authority.</u> (a) Notwithstanding any provision to the contrary, the [~~[~~]corporation[~~]~~], pursuant to section 201H-4(b), may lease land to <u>the Hawaii public housing authority or</u> any qualified nonprofit organization providing affordable housing, under the following terms and conditions:

(1) Leases shall be for ninety-nine years at $1 per year per parcel; and

(2) The instrument of lease shall include provisions, enforceable by the [~~[~~]corporation[~~]~~], that the land shall:

(A) Be used only for providing affordable housing through long-term, renewable, and transferable leases or other means that are in accordance with rules adopted by the [~~[~~]corporation[~~]~~] under chapter 91; and

(B) Revert back to the [~~[~~]corporation[~~]~~] if:

(i) The land is used for any purpose other than as provided under subparagraph (A); or

(ii) The qualified nonprofit organization <u>or Hawaii public housing authority</u> ceases operations.

(b) For the purposes of this section:

"Affordable housing" means housing that is affordable to households with incomes at or below one hundred forty per cent of the median family income as determined by the United States Department of Housing and Urban Development.

<u>"Hawaii public housing authority" includes any successor agency</u>

to the authority.

"Qualified nonprofit organization" means any private entity that is organized and operated:

(1) In accordance with section 501(c)(3) of the Internal Revenue Code of 1986, as amended; and

(2) For the purpose of providing affordable housing through long-term, renewable, and transferable leases."

SECTION 3. Section 201H-202, Hawaii Revised Statutes, is amended to read as follows:

"**§201H-202 Rental housing revolving fund.** (a) There is established the rental housing revolving fund to be administered by the corporation.

(b) An amount from the fund, to be set by the corporation and authorized by the legislature, may be used for administrative expenses incurred by the corporation in administering the fund; provided that fund moneys may not be used to finance day-to-day administrative expenses of projects allotted fund moneys.

(c) The following may be deposited into the fund: appropriations made by the legislature, conveyance tax revenues under section 247-7, private contributions, repayment of loans, interest, other returns, and moneys from other sources.

(d) The fund shall be used to provide loans or grants for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units. Permitted uses of the fund may include but are not limited to planning, design, land acquisition, costs of options, agreements of sale, downpayments, equity financing, capacity building of nonprofit housing developers, or other housing development services or activities as provided in rules adopted by the corporation pursuant to chapter 91. The rules

may provide for a means of recapturing loans or grants made from the fund if a rental housing project financed under the fund is refinanced or sold at a later date. The rules may also provide that moneys from the fund shall be leveraged with other financial resources to the extent possible.

(e) Moneys available in the fund shall be used for the purpose of providing, in whole or in part, loans or grants for rental housing projects in the following order of priority:

(1) Grants for projects or units in projects of the Hawaii public housing authority;

[~~(1) Projects~~] (2) Loans or grants for projects or units in projects that are allocated low-income housing credits pursuant to the state housing credit ceiling under section 42(h) of the Internal Revenue Code of 1986, as amended, or projects or units in projects that are funded by programs of the United States Department of Housing and Urban Development and United States Department of Agriculture Rural Development wherein:

(A) At least fifty per cent of the available units are for persons and families with incomes at or below eighty per cent of the median family income of which at least five per cent of the available units are for persons and families with incomes at or below thirty per cent of the median family income; and

(B) The remaining units are for persons and families with incomes at or below one hundred per cent of the median family income;

provided that the corporation may establish rules to ensure full occupancy of fund projects; and

[~~(2) Mixed-income~~] (3) Loans or grants for mixed-income rental projects or units in a mixed-income rental project wherein all of the available units are for persons and families with incomes at or below one hundred forty per cent of the median family income.

(f) The corporation shall submit an annual report to the legislature, no later than twenty days prior to the convening of each

regular session, describing the projects funded and, with respect to rental housing projects targeted for persons and families with incomes at or below thirty per cent of the median family income, its efforts to develop those rental housing projects, a description of proposals submitted for this target group and action taken on the proposals, and any barriers to developing housing units for this target group.

(g) For the purposes of this subpart, the applicable median family income shall be the median family income for the county or standard metropolitan statistical area in which the project is located, as determined by the United States Department of Housing and Urban Development[~~,~~] and as adjusted from time to time.

(h) The corporation may provide loans and grants under this section; provided that the corporation shall establish loan-to-value ratios to protect the fund from inordinate risk and that under no circumstances shall the rules permit the loan-to-value ratio to exceed one hundred per cent; and provided further that the underwriting guidelines include a debt-coverage ratio of not less than 1.0 to 1.

[~~(i) For the period commencing July 1, 2005, through June 30, 2009, the fund may be used to provide grants for rental units set aside for persons and families with incomes at or below thirty per cent of the median family income in any project financed in whole or in part by the fund in proportion of those units to the total number of units in the project. At the conclusion of the period described in this subsection, the corporation shall report to the legislature on the number and use of grants provided and whether the grants were an effective use of the funds for purposes of developing rental housing for families at or below thirty per cent of the median family income.~~]"

SECTION 4. Section 201H-203, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]§201H-203[~~]~~] **Eligible applicants for funds.** Eligible applicants for funds shall include [~~nonprofit~~]:

(1) Nonprofit and for-profit organizations, limited liability companies, partnerships, and government agencies, who are qualified in accordance with rules adopted by the corporation pursuant to chapter 91[~~.~~]; and

(2) The Hawaii public housing authority."

SECTION 5. Section 201H-204, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]§201H-204[~~]~~] **Eligible projects[~~.~~], preferences, priorities.** (a) Activities eligible for assistance from the fund shall include but not be limited to:

(1) New construction, rehabilitation, or preservation of low-income rental housing units that meet the criteria for eligibility described in subsection (c);

(2) The leveraging of moneys with the use of fund assets;

(3) Pre-development activity grants or loans to nonprofit organizations; and

(4) Acquisition of housing units for the purpose of preservation as low-income or very low-income housing.

(b) Preference shall be given to projects producing units in at least one of the following categories:

(1) [~~Multifamily units;~~] Units in a multifamily dwelling;

[~~(2) Attached single-family units;~~

~~(3)~~] (2) Apartments;

[~~(4) Townhouses;~~

~~(5) Housing~~] (3) Apartment units above commercial or industrial space;

[~~(6)~~] (4) Single room occupancy units;

[~~(7)~~] (5) Accessory apartment units;

[~~(8)~~] (6) Employee housing; and

[~~(9)~~] (7) United States Department of Housing and Urban Development mixed finance development of public housing units[~~; and~~

~~(10) Other types of units meeting the criteria for eligibility set forth in subsection (c)~~].

(c) The corporation shall establish an application process for fund allocation that gives preference to projects meeting the following criteria that are listed in descending order of priority:

(1) Serve families and individuals transitioning from homeless shelters;

[~~(1)~~] (2) Serve the original target group;

[~~(2)~~] (3) Provide at least five per cent of the total number of units for persons and families with incomes at or below thirty per cent of the median family income;

[~~(3)~~] (4) Provide the maximum number of units for persons or families with incomes at or below eighty per cent of the median family income;

[~~(4)~~] (5) Are committed to serving the target group over a longer period of time;

[~~(5)~~] (6) Increase the integration of income levels of the immediate community area;

[~~(6)~~] (7) Meet the geographic needs of the target group of the proposed rental housing project, such as proximity to employment centers and services; and

[~~(7)~~] (8) Have favorable past performance in developing, owning, managing, or maintaining affordable rental housing.

The corporation may include other criteria as it deems necessary to carry out the purposes of this subpart.

(d) If the corporation, after applying the process described in [~~this~~] subsection[~~,~~] (c) finds [~~a~~] that:

(1) A Hawaii public housing authority project is equally ranked with another project, the corporation shall give preference to the Hawaii public housing authority project; and

(2) A nonprofit project is equally ranked with a for-profit or government project[~~,~~] other than a Hawaii public housing authority project, the corporation shall give preference to the nonprofit project in allotting fund moneys."

SECTION 6. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 7. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Rental Housing Revolving Fund; Hawaii Public Housing Authority Projects

Description:
Makes the projects of the Hawaii public housing authority eligible for grants from the rental housing revolving fund. Makes the Hawaii public housing authority eligible for the lease of land from the Hawaii housing finance and development corporation at token lease rent. Revises the preferences and priorities for the funding of projects from the rental housing revolving fund.

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THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2564

A BILL FOR AN ACT

RELATING TO THE STATE RENT SUPPLEMENT PROGRAM.

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

SECTION 1. The purpose of this Act is to address the state rent supplement program.

More specifically, this Act transfers the state rent supplement program from the Hawaii public housing authority to the department of human services.

The legislature finds that the transfer promotes the public interest. The legislature believes that the department of human services has the capability and interest to enhance the state rent supplement program to its fullest utilization. The program potentially is a major component in the spectrum of services that may mitigate the homeless problem by enabling low-income families and individuals to reside in a rental unit that, with the rent supplement, is affordable for them.

The legislature believes that the department of human services should have the power to establish and develop a state rent supplement program that best meets its purposes, instead of merely continuing the program presently operated by the Hawaii public housing authority. With this purpose in mind, this Act includes broad enabling language for the program. The legislature is confident that the department will use its discretion wisely. Additionally, this Act provides the

department with a limited, short-term exemption from compliance with chapter 91, Hawaii Revised Statutes, when adopting the initial rules for the program. The legislature finds that expediting the adoption of the initial rules will aid the department in its planning and implementation.

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

"PART . STATE RENT SUPPLEMENT PROGRAM

§346-A Definitions. For the purposes of this part:

"Housing owner" means a private owner of a standard housing unit or units deemed qualified by the department to participate in the state rent supplement program.

"Qualified tenant" means a family, including a family of one person, who:

(1) Has been determined by the department to have an income not exceeding eighty per cent of the annual median income of a family of the same size, as calculated by the United States Department of Housing and Urban Development;

(2) Resides in the State; and

(3) Complies with other qualifications as may be established by the department.

§346-B State rent supplement program; established. The department shall establish a state rent supplement program. Under the program, the department shall supplement the monthly rent of a qualified tenant, either through:

(1) Monthly payments to a housing owner on behalf of the qualified tenant; or

(2) Monthly issuance of rent vouchers to the qualified tenant that can be used to pay to a housing owner all or a portion of the monthly rent charged the qualified tenant.

§346-C State rent supplement program; operation, annual report.

(a) Subject to legislative appropriation, the department may operate the state rent supplement program through:

(1) Staff who are employees of the department and under the supervision of the director;

(2) Agreement with a county;

(3) Contract with a private person; or

(4) A combination of its own staff, a county agreement, and a contractor.

(b) The department may operate the state rent supplement program as part of, or separate from, the homeless programs of part XVII.

(c) The department shall include information and data about the state rent supplement program in its annual report required under section 346-5.

§346-D State rent supplement amount. The department shall establish the monthly amount of the state rent supplement to be provided to a qualified tenant or method of calculating that monthly amount; provided that the amount shall not exceed thirty per cent of the qualified tenant's monthly income. The department may periodically adjust the monthly rent supplement amounts or method of calculating that amount.

§346-E Determination of eligibility of qualified tenants and housing owners, periodic recertification of tenants' incomes, and adjustment of state rent supplement amounts. The department shall establish criteria and procedures for:

(1) Determining and certifying the qualified tenants and housing owners who may participate in the state rent supplement program; and

(2) Periodically reviewing and recertifying qualified tenants and housing owners.

§346-F Preferences. The department may establish preferences for the receipt of state rent supplements by rule.

§346-G Rules. (a) The department shall adopt rules to implement and operate the state rent supplement program. The rules may prescribe terms and conditions for continued eligibility of tenants and housing owners for participation in the program. Except as otherwise provided under section 6 of Act , Session Laws of Hawaii 2016, the rules shall be adopted in accordance with chapter 91.

(b) In order to facilitate the administration of the state rent supplement program, the department may adopt rules that incorporate by reference amendments to the section 8 housing choice voucher program regulations. If adopted, the rules for the state rent supplement program shall be deemed amended automatically, without necessity of public hearing, when the regulations for the section 8 housing choice voucher program are amended; provided that the department shall give at least thirty days public notice before the state rent supplement program rules take effect. For the purpose of this subsection, the "section 8 housing choice voucher program" means the program under section 8 of the United States Housing Act of 1937, as amended, that provides for the issuance of vouchers to assist low-income tenants with rent payments.

§346-H Additional powers. The powers conferred upon the department by this part shall be in addition to the powers conferred by any other law, and nothing in this part shall be construed as limiting any powers, rights, privileges, or immunities so conferred."

SECTION 3. Chapter 356D, part VIII, Hawaii Revised Statutes, is repealed.

SECTION 4. (a) On July 1, 2017, all rights, powers, functions, and duties of the Hawaii public housing authority relating to the state rent supplement program are transferred to the department of

human services.

(b) On July 1, 2017, all employees who occupy civil service positions and whose functions are transferred to the department of human services by this Act shall retain their civil service status, whether permanent or temporary. Employees shall be transferred without loss of salary, seniority (except as prescribed by application collective bargaining agreements), retention points, prior service credit, any vacation and sick leave credits previously earned, and other rights, benefits, and privileges, in accordance with state personnel laws and this Act; provided that the employees possess the minimum qualifications and public employment requirements for the class or positions to which transferred or appointed, as applicable; provided further that subsequent changes in status may be made pursuant to applicable civil service and compensation laws.

Any employee who, prior to this Act, is exempt from civil service and is transferred as a consequence of this Act may retain the employee's exempt status, but shall not be appointed to a civil service position as a consequence of this Act. An exempt employee who is transferred by this Act shall not suffer any loss of prior service credit, vacation or sick leave credits previously earned, or other employee benefits or privileges as a consequence of this Act; provided that the employee possesses the legal and public employment requirements for the position to which transferred or appointed, as applicable; provided further that subsequent changes in status may be made pursuant to applicable employment and compensation laws. The director of human services may prescribe the duties and qualifications of these employees and fix their salaries without regard to chapter 76, Hawaii Revised Statutes.

SECTION 5. On July 1, 2017, all appropriations, records, equipment, machines, files, supplies, contracts, books, papers, documents, maps, and other personal property heretofore made, used, acquired, or held by the Hawaii public housing authority relating to the functions transferred to the department of human services shall be transferred with the functions to which they relate.

SECTION 6. (a) From July 1, 2016, the department of human services shall commence preparation to implement and operate the state rent supplement program commencing on July 1, 2017.

The department shall adopt the initial rules for the state rent supplement program without necessity of compliance with chapter 91, Hawaii Revised Statutes; provided that:

(1) The department shall hold at least one public hearing on the proposed rules before adoption; and

(2) Any rules adopted after June 30, 2017, shall be subject to chapter 91, Hawaii Revised Statutes.

The department shall submit to the legislature as part of the executive budget for the fiscal biennium 2017-2019 a request to transfer to the department the appropriation for the state rent supplement program that is in the base budget of the Hawaii public housing authority. The department also shall submit a request to fund the additional positions authorized for the program under section 7 and may submit any other request for funding the program.

(b) Between July 1, 2016 and July 1, 2017, the Hawaii public housing authority shall continue to operate the state rent supplement program in accordance with chapter 356D, Hawaii Revised Statutes, but shall begin preparation for the transfer of the program to the department of human services on July 1, 2017. The Hawaii public housing authority shall cooperate with the department of human services and any other department to effectuate the transfer.

SECTION 7. There are authorized 2.00 full-time equivalent program management specialist IV positions in the department of human services for the state rent supplement program. The positions may be filled commencing on July 1, 2016.

The department shall use the employees occupying the positions to prepare for the transfer of the state rent supplement program from the Hawaii public housing authority to the department of human services.

Alternatively, the department may use the employees occupying the positions to assume the duties of incumbent employees of the department who are reassigned to prepare for the transfer.

SECTION 8. There is appropriated out of the general revenues of the State of Hawaii the sum of $100,000 or so much thereof as may be necessary for fiscal year 2016-2017 to prepare for the transfer of the state rent supplement program from the Hawaii public housing authority to the department of human services.

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

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

SECTION 10. This Act shall take effect on July 1, 2017; except that sections 6, 7, and 8 shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
State Rent Supplement Program; Transfer

Description:

Transfers the state rent supplement program from the Hawaii public housing authority to the department of human services on 07/01/17. Establishes a short-term limited exemption from chapter 91, Hawaii Revised Statutes, for the adoption of initial rules by the department for the program. Makes an appropriation and authorizes 2.00 positions to prepare for the transfer.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2565

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

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

SECTION 1. The purpose of this Act is to repeal the authority of the Hawaii public housing authority to sell rental units.

More specifically, this Act repeals the state housing sales program. Under the program, the authority may sell units in its projects to tenants under certain conditions.

The legislature finds that state public housing units should not be sold, but should remain under authority ownership for rental to low-income tenants, which is a major immediate public need in Hawaii today. The legislature further finds that the repeal of the housing sales program may eliminate any diversion of the authority's attention from its core mission, which is providing affordable rental housing to low-income tenants.

SECTION 2. Chapter 356D, part IX, Hawaii Revised Statutes, is repealed.

SECTION 3. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
State Housing Sales Program; Repeal

Description:
Repeals the state housing sales program of the Hawaii public housing authority.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2734

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. The dwelling unit revolving fund was established pursuant to Act 105, Session Laws of Hawaii 1970, for the acquisition of real property; development and construction of residential, commercial, and industrial properties; interim and permanent loans to developers; and for the general purposes of the housing development program.

The purpose of this Act is to authorize the issuance of general obligation bonds and appropriation of funds for deposit into the dwelling unit revolving fund for the development of infrastructure and improvements of on-site and off-site development.

SECTION 2. The director of finance is authorized to issue general obligation bonds in the sum of $ or so much thereof as may be necessary and the same sum or so much thereof as may be necessary is appropriated for fiscal year 2016-2017 to be deposited into the dwelling unit revolving fund established pursuant to section 201H-191, Hawaii Revised Statutes.

SECTION 3. There is appropriated out of the dwelling unit revolving fund the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for the development of infrastructure and improvements of on-site and off-site development.

The sum appropriated shall be expended by the Hawaii housing finance and development corporation for the purposes of this Act.

SECTION 4. The appropriation made for the capital improvement project authorized by this Act shall not lapse at the end of the fiscal biennium for which the appropriation is made; provided that all moneys from the appropriation unencumbered as of June 30, 2018, shall lapse as of that date.

SECTION 5. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Dwelling Unit Revolving Fund; General Obligation Bonds; Appropriation

Description:
Authorizes the issuance of general obligation bonds and the appropriation of funds for deposit into the dwelling unit revolving fund for the development of infrastructure and improvements of on-site and off-site development.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2834

A BILL FOR AN ACT

RELATING TO THE DWELLING UNIT REVOLVING FUND.

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

SECTION 1. The legislature finds that orderly and planned infrastructure construction is the foundation for planned population growth and desirable communities. It is a public purpose for which public funds should be appropriated and expended. Infrastructure construction should be coordinated and timed or phased with planned development. Adequate infrastructure to accommodate future growth would provide livable communities with a desirable quality of life, make possible strategically situated affordable housing near jobs, and allow necessary infrastructure capacity to support development. Based on population projections prepared by the State, the individual counties would first plan and determine where growth is desirable and then proceed to construct, in coordination with applicable state agencies, the infrastructure to support the planned growth in those areas.

Population increase will occur, and economic growth is necessary. Therefore, both should be planned for properly. Prior experience indicates that the lack of adequate infrastructure is a severe constraint to future growth. For example, as Honolulu plans for its new fixed guideway system, discussion will focus on quality of life issues as the community begins to balance higher densities in and

around the transit corridor with the need to protect open space and agricultural areas. Infrastructure capacity must be increased to accommodate higher densities in and around the transit corridor. While this problem is most evident on Oahu, the neighbor islands also suffer from lack of infrastructure capacity to accommodate future growth. It is necessary to assist all counties, in accordance with an orderly and predictable plan for increasing infrastructure capacity, to better utilize existing areas for planned growth and mitigate impacts to areas that are appropriate for growth.

The State's role in dealing with this growth would be to provide coordination with the counties on "regional state infrastructure" construction in areas of planned growth. Although the primary responsibility for meeting basic municipal infrastructure needs continues to reside with the counties, much of the work will need to be coordinated with the State for "regional state infrastructure improvements." Infrastructure projects included under this Act are regional sewer, water, drainage, roads, and telecommunications and broadband, if a project increases the capacity to accommodate future growth, and not solely benefit one particular project. Increased capacity is distinguishable from maintenance. While maintenance would increase the life of the facility or infrastructure, only projects that would result in increased infrastructure capacity would be eligible for supplemental funding under this Act.

The purpose of this Act is to provide grants and loans to state agencies, and loans to the counties and private developers for infrastructure improvements. Furthermore, the intent of this Act is to allow for innovative financing techniques, such as tax increment financing and improvement districts, to fund loans based upon the use

of the new infrastructure capacity.

SECTION 2. Chapter 201H, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§201H- Regional state infrastructure subaccounts.** (a) The corporation, upon request by a county, may establish and operate a regional state infrastructure subaccount within the dwelling unit revolving fund for the benefit of the housing and mixed-use transit-oriented development projects within the county.

(b) Each regional state infrastructure subaccount shall consist of the following sources of revenue:

(1) Moneys received by the corporation from counties for the repayment of the loan principal and the payment of simple interest from various assessments or fees from special improvement districts, improvement districts, tax increment financing districts, community facilities districts, and other areas where property value increases are captured over periods of time for the purposes of infrastructure financing;

(2) Appropriations from the legislature;

(3) Federal grants and subsidies to the State or counties, if any;

(4) Private investor investments; and

(5) Voluntary contributions.

(c) The corporation shall expend revenues in the subaccounts to make grants and loans to state agencies, and loans to counties or private developers, for the costs, in whole or in part, of infrastructure improvements that would increase the capacity of the infrastructure facilities, including regional sewer, water, drainage systems, roads, and telecommunications and broadband.

Grants and loans shall be made only for capital improvement projects approved by the respective county council and mayor, or state agency, as applicable, with a view towards planned growth rather than

upkeep and maintenance.

(d) Eligible costs shall include those for planning, design, feasibility studies, construction, and materials. No grant or loan shall be made:

(1) For maintenance or repair costs unless the construction would simultaneously increase the carrying capacity of the infrastructure facility; or

(2) Solely for mass transit or electrical utilities.

The corporation may also expend revenues in the fund to repay private investors for their investment plus any interest accrued on their investments made into the fund to finance, in whole or in part, infrastructure improvements that would increase the capacity of the infrastructure facilities, including regional sewer, water, drainage, road, and telecommunications and broadband.

(e) The corporation may accept improved land from the counties or private developers in repayment of their loans.

(f) The corporation shall adopt rules in accordance with chapter 91 for the purposes of this section."

SECTION 3. Section 201H-191, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]**§201H-191**[~~]~~] **Dwelling unit revolving fund.** (a) There is created a dwelling unit revolving fund. The funds appropriated for the purpose of the dwelling unit revolving fund and all moneys received or collected by the corporation for the purpose of the revolving fund shall be deposited in the revolving fund. The proceeds in the revolving fund shall be used to reimburse the general fund to pay the interest on general obligation bonds issued for the purposes of the revolving fund, for the necessary expenses in administering housing development programs[~~,~~] and regional State infrastructure

programs, and for carrying out the purposes of housing development programs[,] and regional State infrastructure programs, including but not limited to the expansion of community facilities and regional State infrastructure constructed in conjunction with housing and mixed-use transit-oriented development projects, permanent primary or secondary financing, and supplementing building costs, federal guarantees required for operational losses, and all things required by any federal agency in the construction and receipt of federal funds or low-income housing tax credits for housing projects.

(b) Subject to the requirements of subsection (a), proceeds in the revolving fund may be used to establish and operate regional state infrastructure subaccounts pursuant to section 201H- ."

SECTION 4. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 5. This Act, upon its approval, shall take effect on July 1, 2016.

INTRODUCED BY: _____

BY REQUEST

Report Title:
Dwelling Unit Revolving Fund; Regional State Infrastructure Improvement Subaccounts

Description:
Authorizes the creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund and the use of the Dwelling Unit Revolving Fund to provide loans and grants to finance regional state infrastructure improvements in areas of planned growth.

The summary description of legislation appearing on this page is for informational purposes only and is not

legislation or evidence of legislative intent.

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2876

A BILL FOR AN ACT

RELATING TO PUBLIC LANDS.

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

SECTION 1. Section 171-2, Hawaii Revised Statutes, is amended to read as follows:

"**§171-2 Definition of public lands.** "Public lands" means all lands or interest therein in the State classed as government or crown lands previous to August 15, 1895, or acquired or reserved by the government upon or subsequent to that date by purchase, exchange, escheat, or the exercise of the right of eminent domain, or in any other manner; including lands accreted after May 20, 2003, and not otherwise awarded, submerged lands, and lands beneath tidal waters that are suitable for reclamation, together with reclaimed lands that have been given the status of public lands under this chapter, except:

(1) Lands designated in section 203 of the Hawaiian Homes Commission Act, 1920, as amended;

(2) Lands set aside pursuant to law for the use of the United States;

(3) Lands being used for roads and streets;

(4) Lands to which the United States relinquished the absolute fee and ownership under section 91 of the Hawaiian Organic Act prior to the admission of Hawaii as a state of the United States unless subsequently placed under the control of the board of land and natural resources and given the status of public lands in accordance with the state constitution, the Hawaiian Homes Commission Act, 1920, as amended, or other laws;

(5) Lands to which the University of Hawaii holds title;

(6) Lands to which the Hawaii housing finance and development corporation in its corporate capacity holds title;

(7) Lands to which the Hawaii community development authority in its corporate capacity holds title;

(8) Lands to which the Hawaii public housing authority in its corporate capacity holds title;

[~~(8)~~] (9) Lands to which the department of agriculture holds title by way of foreclosure, voluntary surrender, or otherwise, to recover moneys loaned or to recover debts otherwise owed the department under chapter 167;

[~~(9)~~] (10) Lands that are set aside by the governor to the Aloha Tower development corporation; lands leased to the Aloha Tower development corporation by any department or agency of the State; or lands to which the Aloha Tower development corporation holds title in its corporate capacity;

[~~(10)~~] (11) Lands that are set aside by the governor to the agribusiness development corporation; lands leased to the agribusiness development corporation by any department or agency of the State; or lands to which the agribusiness development corporation in its corporate capacity holds title; and

[~~(11)~~] (12) Lands to which the high technology development corporation in its corporate capacity holds title;

provided that, except as otherwise limited under federal law and except for state land used as an airport as defined in section 262-1, public lands shall include the air rights over any portion of state land upon which a county mass transit project is developed after July 11, 2005."

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

SECTION 3. This Act shall take effect upon its approval.

INTRODUCED BY: _____
BY REQUEST

Report Title:
Public Lands; Hawaii Public Housing Authority Exemption

Description:
Exempts Hawaii Public Housing Authority lands from the definition of "public lands" in section 171-2, Hawaii Revised Statutes.

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 2998 S.D. 1

A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

SECTION 1. The legislature finds that the Hawaii public housing authority is the sole statewide public housing agency of the State. The Hawaii public housing authority's portfolio of eighty-five properties comprises 6,196 units that serve over 6,100 families or more than 20,000 individuals.

The Hawaii public housing authority's aging housing stock continues to have an extensive capital need that is underfunded by the United States Department of Housing and Urban Development. Additional funding is needed to modernize, repair, and maintain many of the State's public housing units.

The purpose of this Act is to appropriate funds to improve the quality of existing public housing stock in the State.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $100,000,000 or so much thereof as may be necessary for fiscal year 2016-2017 for the plans, design, construction, equipment, and development for the renovation, improvement, upgrade, and development of the Hawaii public housing authority's facilities statewide, including but not limited to grounds, site improvements, building systems, infrastructure, equipment, appurtenances, relocation, and all related or associated

project costs, including costs related to wages and fringe benefits for permanent and non-permanent staff positions associated with expenditures related to this appropriation; provided that the appropriation shall be in the form of a lump sum allocation.

The sum appropriated shall be expended by the Hawaii public housing authority for the purposes of this Act.

SECTION 3. This Act shall take effect on July 1, 2016.

Report Title:
Public Housing; Hawaii Public Housing Authority; Appropriation

Description:
Appropriates funds for plans, design, construction, equipment, and development for the renovation, improvement, upgrade, and development of the Hawaii public housing authority's facilities statewide. (SD1)

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

THE SENATE
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

S.B. NO. 3077

A BILL FOR AN ACT

RELATING TO STATEWIDE COMMUNITY PLANNING.

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

SECTION 1. The legislature finds that in 2015, the ad-hoc state transit-oriented development task force was convened to identify and determine priority sites and projects that should be considered for transit-oriented development master planning and development. Task force members included state and city and county agencies, elected officials, and numerous private individuals and entities. In December 2015, the task force submitted a report to the legislature, which included various recommendations such as formally constituting the state transit-oriented development task force to promote effective and efficient transit-oriented development planning and coordination in developing a unified action plan for transit-oriented development on state transit-oriented development projects.

The purpose of this Act is to establish a transit-oriented development advisory group to develop, in collaboration with the office of planning, a unified action plan for the implementation of transit-oriented development on a statewide level.

SECTION 2. (a) There is established a transit-oriented development advisory group to be convened and overseen by the office of planning.

(b) Utilizing the city and county of Honolulu's transit-oriented

development zoning ordinances and planning efforts as a baseline, the transit-oriented development advisory group shall collaborate with the office of planning to develop a unified action plan for the implementation of transit-oriented development on a statewide level.

(c) The transit-oriented development advisory group shall be comprised of the following members:

(1) The director of the office of planning, or the director's designee;

(2) The comptroller, or the comptroller's designee;

(3) The chairperson of the board of agriculture, or the chairperson's designee;

(4) The superintendent of education, or the superintendent's designee;

(5) The chairperson of the Hawaiian homes commission, or the chairperson's designee;

(6) The chairperson of the board of land and natural resources, or the chairperson's designee;

(7) The director of public safety, or the director's designee;

(8) The director of transportation, or the director's designee;

(9) The executive director of the Hawaii community development authority, or the director's designee;

(10) The executive director of the Hawaii housing finance and development corporation, or the director's designee;

(11) The executive director of the Hawaii public housing authority, or the director's designee;

(12) The chairperson of the stadium authority, or the chairperson's designee;

(13) The president of the University of Hawaii system, or the president's designee;

(14) One member of the senate appointed by the president of the senate;

(15) One member of the house of representatives appointed by the speaker of the house of representatives;

(16) A representative from the city and county of Honolulu department of planning and permitting; and

(17) Any other entity as determined by the office of planning.

(d) The transit-oriented development advisory group shall

convene periodically as determined by the office of planning. All meetings by the advisory group shall be open to the public.

(e) The members of the transit-oriented development advisory group shall receive no compensation but shall be reimbursed for necessary expenses, including travel expenses, incurred in the performance of their duties as members of the committee.

SECTION 3. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Statewide Community Planning; Transit-oriented Development; Transit-oriented Development Advisory Group

Description:
Establishes a transit-oriented development advisory group to develop, in collaboration with the office of planning, a unified action plan for the implementation of transit-oriented development on a state level.

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 1640 H.D. 1

A BILL FOR AN ACT

RELATING TO HOMELESSNESS.

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

PART I

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

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

SECTION 2. (a) Effective January 1, , the department of labor and industrial relations shall establish a program that provides a stipend for unemployed persons who are currently enrolled in and receiving training from an employment training program approved by the department of labor and industrial relations in accordance with subsection (b).

(b) In establishing the program, the department of labor and industrial relations shall adopt rules pursuant to chapter 91, Hawaii

Revised Statutes, which include:

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

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

(3) The stipend amount.

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

SECTION 3. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 to establish a stipend program for unemployed persons who are enrolled in job training programs approved by the department of labor and industrial relations, including positions to administer the program.

The sum appropriated shall be expended by the department of labor and industrial relations for the purposes of this part.

PART II

SECTION 4. The legislature finds that there is a shortage of affordable rental housing units to accommodate individuals and families requiring section 8 tenant-based housing assistance. The legislature further finds that many landlords are hesitant to rent their property to section 8 tenants. One of the concerns raised by landlords is the fear of not being able to recover the costs of repairing damage to their property when those costs exceed the amount of the security deposit.

The purpose of this part is to encourage landlords to rent to

section 8 tenants by requiring the Hawaii public housing authority to establish a program that offers dwelling insurance policies for landlords renting to section 8 tenants.

SECTION 5. (a) The Hawaii public housing authority shall establish a program to offer dwelling insurance policies to landlords that rent their property to section 8 tenants beginning January 1, . The Hawaii public housing authority, with the cooperation of the department of commerce and consumer affairs, shall establish the framework for establishing the insurance program pursuant to this part.

(b) No later than twenty days prior to the convening of the regular session of 2017, the Hawaii public housing authority shall submit a written report to the legislature consisting of its findings and recommendations to effectuate this part, including proposed legislation to establish the insurance program.

SECTION 6. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 to establish a program that offers dwelling insurance policies to landlords renting their property to Section 8 tenants, including positions to administer the program.

The sum appropriated shall be expended by the Hawaii public housing authority for the purposes of this part.

PART III

SECTION 7. If any provision of this Act, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the Act that can be given effect without the invalid provision or application, and to

this end the provisions of this Act are severable.

SECTION 8. This Act shall take effect on July 1, 2050.

Report Title:
Homelessness; Insurance; Stipend; Appropriation

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 Hawaii Public Housing Authority to establish a program to offer insurance policies to landlords who rent to Section 8 tenants. Makes an appropriation. (HB1640 HD1)

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 1901

A BILL FOR AN ACT

RELATING TO DOMESTIC VIOLENCE.

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

SECTION 1. The legislature finds that research strongly indicates that domestic violence is one of the more predominant social issues for Hawaii. Protecting those exposed to domestic violence and providing effective intervention responses are essential to public safety and the welfare of domestic violence victims; however, there is no consistency amongst agencies who intervene in domestic violence situations regarding the level of training personnel receive to ensure proper domestic violence intervention. A sufficient understanding of the complexity of domestic violence situations and appropriate responses is necessary for victims to receive proper attention and support and for perpetrators to be properly restrained. Therefore, the legislature finds it is appropriate to require training on domestic violence intervention for those state and county employees who act as interveners in domestic violence situations, including but not limited to judges, firefighters, emergency medical services personnel, and law enforcement.

SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"<u>§46-__ Domestic abuse intervention; personnel training</u>

requirements. (a) Beginning on January 1, 2017, any county agency that employs personnel whose job duties require or may require intervention in any domestic abuse situation shall provide such personnel with a minimum of fifteen hours of training regarding domestic abuse intervention. Such personnel includes but is not limited to law enforcement officers, firefighters, and emergency medical services personnel.

(b) For the purposes of this section, "domestic abuse" shall have the same meaning as in section 586-1."

SECTION 3. Chapter 586, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§586- Domestic abuse intervention; personnel training requirements.** Beginning on January 1, 2017, any state agency that employs personnel whose job duties require or may require intervention in any domestic abuse situation shall provide such personnel with a minimum of fifteen hours of training regarding domestic abuse intervention. Such personnel includes but is not limited to judges, attorneys, or representatives of the court who are involved in an action relating to domestic abuse."

SECTION 4. New statutory material is underscored.

SECTION 5. This Act shall take effect upon its approval.

INTRODUCED BY: _____

Report Title:
Domestic Violence; Training; Intervention

Description:

Requires any state or county agency who employs personnel whose job duties require or may require intervention in a domestic violence situation to provide such employees with a minimum of 15 hours of domestic violence intervention training.

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

HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 1958

A BILL FOR AN ACT

RELATING TO A GENERAL EXCISE TAX EXEMPTION FOR LOW INCOME RENTAL SUBSIDIES.

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

SECTION 1. Section 237-24.7, Hawaii Revised Statutes, is amended to read as follows:

"**§237-24.7 Additional amounts not taxable.** In addition to the amounts not taxable under section 237-24, this chapter shall not apply to:

(1) Amounts received by the operator of a hotel from the owner of the hotel or from a time share association, and amounts received by the suboperator of a hotel from the owner of the hotel, from a time share association, or from the operator of the hotel, in amounts equal to and which are disbursed by the operator or suboperator for employee wages, salaries, payroll taxes, insurance premiums, and benefits, including retirement, vacation, sick pay, and health benefits. As used in this paragraph:

"Employee" means employees directly engaged in the day-to-day operation of the hotel and employed by the operator or suboperator.

"Hotel" means an operation as defined in section 445-90 or a time share plan as defined in section 514E-1.

"Operator" means any person who, pursuant to a written contract with the owner of a hotel or time share association, operates or manages the hotel for the owner or time share association.

"Owner" means the fee owner or lessee under a recorded lease of a hotel.

"Suboperator" means any person who, pursuant to a written contract with the operator, operates or manages the hotel as a subcontractor of the operator.

"Time share association" means an "association" as that term is defined in section 514E-1;

(2) Amounts received by the operator of a county transportation system operated under an operating contract with a political subdivision, where the political subdivision is the owner of the county transportation system. As used in this paragraph:

"County transportation system" means a mass transit system of motorized buses providing regularly scheduled transportation within a county.

"Operating contract" or "contract" means a contract to operate and manage a political subdivision's county transportation system, which provides that:

(A) The political subdivision shall exercise substantial control over all aspects of the operator's operation;

(B) The political subdivision controls the development of transit policy, service planning, routes, and fares; and

(C) The operator develops in advance a draft budget in the same format as prescribed for agencies of the political subdivision. The budget must be subject to the same constraints and controls regarding the lawful expenditure of public funds as any public sector agency, and deviations from the budget must be subject to approval by the appropriate political subdivision officials involved in the budgetary process.

"Operator" means any person who, pursuant to an operating contract with a political subdivision, operates or manages a county transportation system.

"Owner" means a political subdivision that owns or is the lessee of all the properties and facilities of the county transportation system (including buses, real estate, parking garages, fuel pumps, maintenance equipment, office supplies, etc.), and that owns all revenues derived therefrom;

(3) Surcharge taxes on rental motor vehicles imposed by chapter 251 and passed on and collected by persons holding certificates of registration under that chapter;

(4) Amounts received by the operator of orchard properties from the owner of the orchard property in amounts equal to and which are disbursed by the operator for employee wages, salaries, payroll taxes, insurance premiums, and benefits, including retirement, vacation, sick pay, and health benefits. As used in this paragraph:

"Employee" means an employee directly engaged in the day-to-day operations of the orchard properties and employed by the operator.

"Operator" means a producer who, pursuant to a written contract with the owner of the orchard property, operates or manages the orchard property for the owner where the property contains an area sufficient to make the undertaking economically feasible.

"Orchard property" means any real property that is used to raise trees with a production life cycle of fifteen years or more producing fruits or nuts having a normal period of development from the initial planting to the first commercially saleable harvest of not less than three years.

"Owner" means a fee owner or lessee under a recorded lease of orchard property;

(5) Taxes on nursing facility income imposed by chapter 346E and passed on and collected by operators of nursing facilities;

(6) Amounts received under property and casualty insurance policies for damage or loss of inventory used in the conduct of a trade or business located within the State or a portion thereof that is declared a

natural disaster area by the governor pursuant to section 209-2;

(7) Amounts received as compensation by community organizations, school booster clubs, and nonprofit organizations under a contract with the chief election officer for the provision and compensation of precinct officials and other election-related personnel, services, and activities, pursuant to section 11-5;

(8) Interest received by a person domiciled outside the State from a trust company (as defined in section 412:8-101) acting as payment agent or trustee on behalf of the issuer or payees of an interest bearing instrument or obligation, if the interest would not have been subject to tax under this chapter if paid directly to the person domiciled outside the State without the use of a paying agent or trustee; provided that if the interest would otherwise be taxable under this chapter if paid directly to the person domiciled outside the State, it shall not be exempt solely because of the use of a Hawaii trust company as a paying agent or trustee;

(9) Amounts received by a management company from related entities engaged in the business of selling interstate or foreign common carrier telecommunications services in amounts equal to and which are disbursed by the management company for employee wages, salaries, payroll taxes, insurance premiums, and benefits, including retirement, vacation, sick pay, and health benefits. As used in this paragraph:

"Employee" means employees directly engaged in the day-to-day operation of related entities engaged in the business of selling interstate or foreign common carrier telecommunications services and employed by the management company.

"Management company" means any person who, pursuant to a written contract with a related entity engaged in the business of selling interstate or foreign common carrier telecommunications services, provides managerial or operational services to that entity.

"Related entities" means:

(A) An affiliated group of corporations within the

meaning of section 1504 (with respect to affiliated group defined) of the federal Internal Revenue Code of 1986, as amended;

(B) A controlled group of corporations within the meaning of section 1563 (with respect to definitions and special rules) of the federal Internal Revenue Code of 1986, as amended;

(C) Those entities connected through ownership of at least eighty per cent of the total value and at least eighty per cent of the total voting power of each such entity (or combination thereof), including partnerships, associations, trusts, S corporations, nonprofit corporations, limited liability partnerships, or limited liability companies; and

(D) Any group or combination of the entities described in paragraph (C) constituting a unitary business for income tax purposes;

whether or not the entity is located within or without the State or licensed under this chapter; [~~and~~]

(10) Amounts received as grants under section 206M-15[~~.~~]; and

(11) Amounts received from a government public housing agency or non-profit organization for the subsidization of rent for individuals or families participating in a Title 42 United States Code section 1437 assisted housing program or federal, state, or county housing first program."

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

SECTION 3. This Act shall take effect upon its approval; provided that this Act shall apply to gross income or gross proceeds

received after December 31, 2015.

INTRODUCED BY: _____

Report Title:
Housing First; Section 8 Housing; GET

Description:
Exempts rental subsidy payments for Section 8 and Housing First Programs from the state general excise tax.

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

HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 1986

A BILL FOR AN ACT

RELATING TO YOUTH GANG PREVENTION AND INTERVENTION.

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

SECTION 1. The legislature finds that there is a growing youth gang problem in Hawaii. This is evidenced by a statewide increase in gang membership as well as an increase in gang related graffiti, violence, and criminal activity. While ethnic and socio-economic profiles have changed over the past three decades, the dynamics and causes of gang activity remain the same.

Since youth gang members are primarily of school age, gang related activities may impact public housing where large numbers of youth reside. It is reported that gang members illicitly engage in criminal activity such as distribution and sale of illegal drugs and substances. It is also reported that members possess weapons and may be prone to violent behavior, endangering the safety and well-being of residents of public housing.

Gang delinquency tends to appear in communities where factors of poverty, adolescence, and social disorganization are present. These are social, economic, and environmental factors that continue to plague public housing in Hawaii. Social disorganization is activated in public housing communities that have high rates of in-migration, in families that lack the skills or time to provide adolescents with the support and guidance they need, and in communities that fail to offer

the types of activities that foster in adolescents a sense of challenge, purpose, and belonging, and that fail to recognize and effectively assist youths who are "at-risk". When youths turn to gangs for support and recognition, their destructive behavior is an expression of their desperate need for help from the social disorganization they are facing.

Clearly, the existence of gangs is but a symptom of a larger set of problems that our communities experience. Consequently, the legislature finds that a multi-pronged approach should be taken with programs that have expertise and experience to reach out and establish relationships and help promote education, self-esteem, individual growth and development, leadership, and responsibility. The legislature further finds that working within a public housing community allows programs, workers, residents, and volunteers to focus on specific targets and groups of youth.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $1 or so much thereof as may be necessary for fiscal year 2016-2017 for the department of human services to develop prevention and intervention projects and programs targeting youth who reside in public housing who are at high risk of engaging in gang activities or joining gangs. The projects and programs shall be on-site or near sites where at-risk youth reside in public housing.

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

SECTION 3. Any unexpended or unencumbered balance of any appropriation made by this Act as of the close of business on June 30, 2018, shall lapse to the credit of the general fund.

SECTION 4. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Youth Gang; Prevention and Intervention; Department of Human Services; Appropriation

Description:
Appropriates funds to the department of human services to target youths who live in public housing who are at risk of engaging in gang activities or joining gangs.

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2097 H.D. 1

A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

SECTION 1. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§356D- Development of property near transit stations.** Notwithstanding any provision in this chapter to the contrary, when developing any public housing project located on property within one-half mile of a transit station, the authority shall:

(1) Coordinate the planning of the public housing project with the office of planning; and

(2) Develop the public housing project in conjunction with the Hawaii housing finance and development corporation."

SECTION 2. New statutory material is underscored.

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

Report Title:
Public Housing Development; Transit Stations

Description:
Requires the Hawaii Public Housing Authority to coordinate with the Office of Planning and work in conjunction with the Hawaii Housing Finance and Development Corporation when developing a public housing project on property within one-half mile of a transit station. (HB2097 HD1)

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2244 H.D. 1

A BILL FOR AN ACT

RELATING TO HOUSING.

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

PART I

SECTION 1. The rental housing revolving fund is established under section 201H-202, Hawaii Revised Statutes, to provide loans or grants for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units.

The purpose of this part is to appropriate funds to the rental housing revolving fund.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 to be deposited into the rental housing revolving fund.

SECTION 3. There is appropriated out of the rental housing revolving fund the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for the purposes specified in section 201H-202, Hawaii Revised Statutes.

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

PART II

SECTION 4. The legislature finds that housing first programs are

a collaborative effort between the department of human services and the United States Department of Housing and Urban Development that provides housing and support services for chronically homeless individuals, including those who have an addiction or mental illness, or both. The principles of housing first programs include:

(1) Moving chronically homeless individuals into housing directly from the streets and shelters without a precondition of accepting or complying with treatment;

(2) Providing robust support services for program participants that are predicated on assertive engagement rather than coercion;

(3) Granting chronically homeless individuals priority as program participants in housing first programs;

(4) Embracing a harm-reduction approach to addictions rather than mandating abstinence while supporting program participant commitments to recovery; and

(5) Providing program participants with leases and tenant protections as provided by law.

Housing first is a nationally recognized best practice and has been proven to be an effective approach to helping people experiencing chronic homelessness get off of the streets in several cities. In Portland, Oregon, the housing first program helped reduce the number of chronically homeless people sleeping outside by seventy per cent. In Los Angeles, California, for each chronically homeless person placed in housing first, Los Angeles saved $80,000 over two years. Similar results in Denver, Colorado; Quincy, Massachusetts; and Portland, Maine show that housing first is effective in reducing chronic homelessness. Currently, the housing first program only serves the island of Oahu, despite the needs of individuals on neighboring islands.

The purpose of this part is to appropriate funds to the department of human services to support the State's housing first programs in assisting the Hawaii residents living on the neighbor

islands who are chronically homeless and who are often the most vulnerable, most visible, and most difficult to serve.

SECTION 5. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for continued implementation of the State's housing first program and expansion of the program to the neighbor islands to assist residents who are chronically homeless.

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

PART III

SECTION 6. The legislature finds that the Hawaii public housing authority is the sole statewide public housing agency of the State. The Hawaii public housing authority's portfolio of eighty-five properties comprises 6,195 units that serve over 6,100 families, or more than 20,000 individuals.

The Hawaii public housing authority's aging housing stock continues to have an extensive capital need that is underfunded by the United States Department of Housing and Urban Development. Additional funding is needed to modernize, repair, and maintain many of the State's public housing units.

The purpose of this part is to appropriate funds to improve the quality of existing public housing stock in the State.

SECTION 7. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for the repair and maintenance of the Hawaii public housing authority's existing public housing stock.

The sum appropriated shall be expended by the Hawaii public housing authority for the purposes of this part.

PART IV

SECTION 8. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for a rental assistance program, also known as the shallow subsidy program, within the department of human services, for homeless working individuals and their families who are ready to rent permanent housing to obtain and maintain permanent housing; provided that:

(1) The maximum subsidy shall be $500 per month and to qualify for the subsidy, a household shall pay a minimum of forty per cent of their adjusted gross income for rent; and

(2) A household's adjusted gross income shall be calculated in the same manner as calculated by the Hawaii public housing authority to qualify for public housing under the authority's control.

The sum appropriated shall be expended by the department of human services for the purposes of this part; provided that the sum appropriated for staff within the homeless programs office and for program and administrative costs associated with establishing and operating the shallow subsidy program shall be expended by the department of human services through a contract issued pursuant to chapter 103F, Hawaii Revised Statutes, for the purposes of this part.

PART V

SECTION 9. This Act shall take effect on July 1, 2050.

Report Title:
Housing Omnibus; Appropriation

Description:
Makes various appropriations for various housing programs. (HB2244 HD1)

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2246

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to part III to be appropriately designated and to read as follows:

"**§356D- State low-income housing restrictions.** (a) The authority shall ensure that housing units within a state low-income housing project are not being passed along from one tenant to another individual and that tenant selection occurs pursuant to section 356D-42.

(b) The authority shall adopt rules pursuant to chapter 91 to carry out the purposes of this section.

(c) This section shall not apply to federal public housing projects."

SECTION 2. Section 356D-42, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) The authority shall select tenants upon the basis of those in greatest need for the particular housing, subject to the following limitations and preferences:

(1) The authority may limit the tenants of any state low-income housing project to classes of persons when required by federal law or regulation as a term or condition of obtaining assistance from the federal government; provided that not less than fifty per cent of available units shall be for applicants without preference and up to fifty per cent of available units shall be for applicants with preference;

(2) Within the priorities established by the authority recognizing need, veterans with a permanent disability of ten per cent or more, as certified by the United States Department of Veterans Affairs, and their dependent parents, if any. The deceased veteran's widow or widower shall be given first preference. Parents of veterans shall not use the veteran status of their adult child as a basis for preference; [~~and~~]

(3) Subject to any limitations set by federal law or regulation, the authority shall not select as a tenant, and may terminate the tenancy of, any person if the person or any household member owns or acquires a home within the State[~~.~~];

(4) Except as required by federal law or regulation, the authority shall not select any applicant, except an elder as defined in section 356D-1, as a tenant for more than seven consecutive years; and

(5) The authority shall require tenants of state low-income housing projects who are unemployed or not enrolled in at least ten hours of classes per week to perform at least twenty hours of community service per week in order to remain eligible for tenancy."

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 4. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
State Low-income Housing; Tenants; Limits; Restrictions

Description:
Establishes a seven-year limit on tenants in state low-income housing projects. Prohibits state low-income housing units from being passed

along from one individual to another. Requires unemployed tenants who live in state low-income housing to perform community service or enroll in classes.

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2302 H.D. 1

A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

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

SECTION 1. The legislature finds that transit-oriented development can provide significant economic, social, and environmental benefits through the co-location of jobs, workforce housing, and economic opportunities in mixed-use communities at public transportation nodes. The development of affordable housing and jobs in transit-centered communities requires a coordinated, institutionalized effort among county, state, and federal governments and the private and nonprofit sectors.

The legislature further finds that the lack of workforce housing is a serious and immediate concern for many of the State's residents. The high price of housing, low wage positions, and increasing rents are contributing factors to the State having one of the lowest rates of home ownership and one of the fastest growing homeless populations in the nation.

The legislature further finds that according to the department of business, economic development, and tourism's population and economic projections, the State's resident population is projected to increase from 1,363,621 in 2010 to 1,708,900 in 2040, an average growth rate of 0.8 per cent per year. According to the 2011 Hawaii housing planning study, the State will need up to 50,000 additional housing units by

2016 to meet the demand generated by changing demographics and economic conditions. The demand for workforce housing units along with the anticipated increase in population, requires the State to take immediate and decisive action to prevent more families from being left behind without affordable housing.

The legislature further finds that transit-oriented development presents a unique opportunity to address simultaneously the issues of economic stimulation and affordable housing shortages. An increased supply of workforce units on state lands in transit-oriented development zones can provide low-income and moderate-income families with the opportunity to reside in vibrant communities and growing micro-economies. The development of workforce housing units on state lands around transit-centered communities will also encourage families to utilize public transportation, providing the transit system with increased ridership.

Properly addressing these issues requires a coordinated, institutionalized effort among federal, state, and county governments to create an effective and efficient statewide transit-oriented development plan.

The purpose of this Act is to establish the Hawaii interagency council for transit-oriented development to provide a coordinated, intergovernmental, and interagency approach to transit-oriented development planning statewide.

SECTION 2. Chapter 226, Hawaii Revised Statutes, is amended by adding two new sections to part II to be appropriately designated and to read as follows:

"**§226-A Hawaii interagency council for transit-oriented development.** (a) There is established the Hawaii interagency council

for transit-oriented development, which shall be an advisory body exempt from section 26-34, to coordinate effective and efficient transit-oriented development planning statewide. The Hawaii interagency council for transit-oriented development shall be established within the department of business, economic development, and tourism for administrative purposes.

(b) The Hawaii interagency council for transit-oriented development shall:

(1) Serve as the transit-oriented development planning and policy development entity with representation from state and county government and the community;

(2) Formulate and advise the governor on the implementation of a unified ten-year statewide plan to address transit-oriented development on state lands in each county;

(3) Facilitate the acquisition of funding and resources for state and county transit-oriented development programs on state lands;

(4) Monitor the preparation and conduct of plans and studies to facilitate implementation of state transit-oriented development plans prepared pursuant to this section, including but not limited to the preparation of site or master plans and implementation plans and studies;

(5) Review all capital improvement project requests to the legislature for projects on state and county lands within county-designated transit-oriented development areas or within a one-half-mile radius of public transit stations;

(6) Recommend policy, regulatory, and statutory changes, and identify resource strategies for the successful execution of the ten-year plan;

(7) Assemble accurate fiscal and demographic information to support policy development and track outcomes;

(8) Consider collaborative transit-oriented development initiatives of other states that have demonstrated positive outcomes; and

(9) Report annually to the governor, the legislature, and the mayor of each county on the progress of its activities, including formulation and progress on the ten-year plans no later than twenty days prior to the convening of each regular session.

(c) The ten-year statewide plan developed by the Hawaii interagency council for transit-oriented development shall:

(1) Coordinate with the counties on transit-oriented development;

(2) Prioritize the development of transit-oriented development projects on state and county lands;

(3) Identify and prioritize financing for the public infrastructure, facility, and service investments required to support transit-oriented development plans; and

(4) Encourage and promote partnerships between public and private entities to identify, renovate, and secure affordable housing options on state and county lands within county-designated transit-oriented development areas or within a one-half-mile radius of public transit stations.

§226-B Hawaii interagency council for transit-oriented development membership. (a) The Hawaii interagency council for transit-oriented development shall be composed of the following members:

(1) The director of the office of planning, who shall serve as co-chair;

(2) The executive director of the Hawaii housing finance and development corporation, who shall serve as co-chair;

(3) The chairperson of the board of land and natural resources;

(4) The director of transportation;

(5) The comptroller;

(6) The director of health;

(7) The director of human services;

(8) The director of public safety;

(9) The chairperson of the Hawaiian homes commission;

(10) The chairperson of the board of trustees of the office of Hawaiian Affairs;

(11) The president of the University of Hawaii;

(12) The superintendent of education;

(13) The executive director of the Hawaii community development authority;

(14) The executive director of the Hawaii public housing authority;

(15) One member of the house of representatives to be designated by the speaker of the house of representatives; provided that the speaker of the house of representatives may designate a second member of the house of representatives to serve as an alternate;

(16) One member of the senate to be designated by the president of the senate; provided that the president of the senate may designate a second member of the senate to serve as an alternate;

(17) The mayor of each county, or the mayor's designee;

(18) A representative of the Honolulu field office of the United States Department of Housing and Urban Development, who shall be requested to serve on an ex-officio basis by the governor;

(19) A representative of the business community, to be designated by the governor; and

(20) A representative of the community who is a housing advocate, to be designated by the governor.

(b) The nongovernmental members of the Hawaii interagency council for transit-oriented development shall serve without compensation but shall be reimbursed for expenses, including travel expenses, necessary for the performance of their duties.

(c) Except as provided in subsections (a)(15) and (16), if a member of the Hawaii interagency council for transit-oriented development is unable to attend a meeting, that member may appoint a designee to attend and to act on the member's behalf during the meeting."

SECTION 3. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 to carry out the purposes of this Act; provided that one-half of the sum appropriated shall be expended by the office of planning and one-half of the sum appropriated shall be expended by the Hawaii housing finance and development corporation.

SECTION 4. In codifying the new sections added by section 2 of this Act, the revisor of statutes shall substitute appropriate section numbers for the letters used in designating the new sections in this Act.

SECTION 5. New statutory material is underscored.

SECTION 6. This Act shall take effect on July 1, 2050.

Report Title:
Transit-oriented Development; interagency Council; Appropriation

Description:
Establishes the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. Appropriates funds. Effective July 1, 2050. (HB2302 HD1)

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HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2531

A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

SECTION 1. Section 356D-6.5, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]**§356D-6.5**[~~]~~] **Prohibition on smoking in and around public housing; designated smoking areas.** (a) Smoking shall be prohibited in any public housing project, elder or elderly household, as defined in section 356D-1, or state low-income housing project, as defined in section 356D-51, within:

(1) Each individual housing unit;

(2) All common areas;

(3) Community facilities; and

(4) Twenty feet from each individual building of the public housing project or state low-income housing project, and from any entrance, exit, window, and ventilation intake that serves an enclosed or partially enclosed area.

(b) Notwithstanding subsection (a), the authority may designate one or more permissible smoking areas at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit.

(c) The authority shall place and maintain "No smoking" signage at all entrances and exits of the property. The authority may display

additional "No smoking" signage at residential and community facilities at their entrances and exits, offices, and in or at enclosed, partially enclosed, or open common areas for the purpose of conspicuous notice.

(d) The authority shall document each violation and retain all violations on a resident's record permanently, including for the duration of any existing lease agreement with the authority and applied to any future lease agreements with the authority. Violations shall run consecutively rather than concurrently.

[~~(d)~~] (e) The authority may adopt rules pursuant to chapter 91 to effectuate the purposes of this section.

[~~(e)~~] (f) For purposes of this section:

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated tobacco product or plant product intended for inhalation in any manner or in any form.

"Violation" means the commission of any act prohibited by subsection (a). A violation includes but is not limited to:

(1) Any circumstance where authority staff, law enforcement, on-site security, or any other official entity charged with oversight of the premises:

(A) Witnesses a tenant, a nonresident, a guest who is visiting a resident, or any member of the resident's household smoking in any of the prohibited areas;

(B) Witnesses a smoking product, lit or unlit, in an ashtray, receptacle, or other location within any individual housing unit, including plumbing fixtures clogged by a smoking product or products and attributable to that individual unit;

(C) Witnesses smoke-clogged filters, smoking smells emanating from an individual unit, or both;

(D) Finds smoke film damage to walls or other structural surfaces in the unit of a tenant, licensee, or other occupant who moves in on or after July 1, 2016; or

(E) Witnesses any ashtray or similar receptacle containing smoking product ash in any individual housing unit; and

(2) Security camera evidence or other photo documentary evidence establishing clear and convincing identity of a resident smoking, holding, or carrying a lit smoking product in any of the prohibited areas."

SECTION 2. This Act does not affect rights and duties that matured, penalties that were incurred, and proceedings that were begun before its effective date.

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 4. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Public Housing; Smoking; Violations

Description:
Requires the Hawaii public housing authority to document violations related to prohibited acts of smoking. Defines the term "violation" as it relates to prohibited acts of smoking in and around public housing.

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

HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2623 H.D. 1

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

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

SECTION 1. Section 356D-92, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) Except as otherwise provided, the authority may terminate any lease, rental agreement, permit, or license covering the use and occupation of any dwelling unit or other premises located within a public housing project and evict from any premises any tenant, licensee, or other occupant for any of the following reasons:

(1) Failure to pay rent when due;

(2) Violation of any of the provisions of a lease, rental agreement, permit, or license;

(3) Violation of any of the rules of the authority;

(4) Failure to maintain the dwelling unit in a clean, sanitary, and habitable condition;

(5) Upon a third violation of section 356D-6.5; provided that a violation of any of these terms by a nonresident, a guest who is visiting a resident, or by any member of the resident's household shall be deemed a violation by the resident; [~~or~~]

(6) Conviction of a misdemeanor or felony that is related to the authority's property or funds during the term of the tenancy; or

[~~(6)~~] (7) The existence of any other circumstances giving rise to an immediate right to possession by the authority."

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

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

Report Title:
Hawaii Public Housing Authority; Eviction

Description:
Allows the Hawaii Public Housing Authority to evict a tenant if the tenant is convicted of a misdemeanor or felony related to the Authority's property or funds. (HB2623 HD1)

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

HOUSE OF REPRESENTATIVES
TWENTY-EIGHTH LEGISLATURE, 2016
STATE OF HAWAII

H.B. NO. 2638

A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

SECTION 1. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to part III to be appropriately designated and to read as follows:

"**§356D- Savings accounts; renovation of rental units.** (a) Savings accounts are established within the authority to enable the authority to provide matching funds to tenants who rent a dwelling unit subject to section 356D-43(c).

(b) The authority shall maintain a waiting list of eligible applicants for dwelling units subject to section 356D-43(c). When a unit becomes vacant but prior to renovating the unit, the authority shall determine who shall fill the vacancy from the waiting list; provided that the eligible applicant agrees to the conditions set forth in this section.

(c) The authority, as a condition of renovation and rental of a dwelling unit subject to section 356D-43(c), shall require an eligible applicant who rents the dwelling unit to establish and maintain a savings account at a financial institution that is authorized by law to accept deposits and where the deposits are insured by the Federal Deposit Insurance Corporation or National Credit Union Administration, including but not limited to a bank, savings bank, savings and loan

association, depository financial services loan company, credit union, or other financial institution subject to chapter 412. The tenant shall maintain a positive monthly and annual balance in the savings account for the term of the tenant's tenancy in the dwelling unit.

If the applicant agrees to the conditions established in this section, the authority may renovate the dwelling unit prior to the applicant moving into the unit. If no applicant agrees to the conditions set forth in this section, the authority shall not renovate the vacant dwelling unit.

(d) Upon the expiration of the seven-year tenancy limitation established in section 356D-43(c), or upon the date the tenant voluntarily vacates the unit, the authority shall match, on a dollar-for-dollar basis, the amount deposited by the tenant pursuant to subsection (c) and deposit the matching amount into a trust account in the name of the tenant. All interest accrued on the balance in the trust account shall be included in the trust account. Within three months after the date of tenancy termination, the authority shall release to the tenant the moneys contained in the tenant's trust account in an amount equal to the amount contained in the tenant's savings account.

(e) No tenant subject to this section who is evicted from the tenant's unit for cause by the authority shall be eligible to receive any matching funds pursuant to subsection (d).

(f) If a former tenant who has received moneys pursuant to subsection (d) wishes to reapply for a dwelling unit subject to section 356D-43(c), the former tenant shall first repay the entire amount of the trust fund moneys paid pursuant to subsection (d) and meet any other requirements imposed by the authority.

(g) The authority may adopt rules pursuant to chapter 91 to effectuate this section."

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

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

(b) Notwithstanding any other law to the contrary, if:

(1) Any state low-income housing project or projects have been specified in any resolution of issuance adopted pursuant to part I;

(2) The income or revenues from any project or projects have been pledged by the authority to the payment of any bonds issued under part I; or

(3) Any of the property of any state low-income housing project or projects is security for the bonds,

the authority shall fix the rates of the rentals for dwelling units and other facilities in the state low-income housing project or projects so specified or encumbered at increased rates that will

produce the revenues required by subsection (a) and, in addition, those amounts that may be required by part I, by any resolution of issuance adopted under part I, and by any bonds or mortgage or other security issued or given under part I.

(c) The authority shall impose a maximum rental period of seven years upon a dwelling unit in a state low-income housing project that receives state funding for repair and maintenance or for capital improvement. Notwithstanding subsection (a), for tenants who agree to the conditions set forth in section 356D- , the authority shall fix the rate for the entire rental period at the minimum amount of rent set by the authority for state-aided family public housing project units with the same number of bedrooms."

SECTION 3. The director of finance is authorized to issue general obligation bonds in the sum of $ or so much thereof as may be necessary and the same sum or so much thereof as may be necessary is appropriated for fiscal year 2016-2017 for the purpose of funding repair and maintenance for state low-income housing under chapter 356D, part III, Hawaii Revised Statutes.

SECTION 4. The appropriation made for the capital improvement project authorized by this Act shall not lapse at the end of the fiscal biennium for which the appropriation is made; provided that all moneys from the appropriation unencumbered as of June 30, 2018, shall lapse as of that date.

SECTION 5. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for the public housing authority to provide funds for repair and maintenance on state low-income housing projects.

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

SECTION 6. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2016-2017 for the public housing authority to fund the savings accounts established under this Act.

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

SECTION 7. This Act does not affect rights and duties that matured, penalties that were incurred, and proceedings that were begun before its effective date.

SECTION 8. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 9. This Act shall take effect on July 1, 2016.

INTRODUCED BY: _____

Report Title:
Public Housing; Rentals; GO Bonds; Appropriations

Description:
Authorizes the Public Housing Authority to impose maximum rental periods of seven years for state low-income housing projects which receive State funds for repair and maintenance or capital improvement. Requires rates for the seven-year rentals to be fixed for entire term of lease. Establishes a savings account for the authority to provide matching funds for tenants who choose to participate in those seven-year rentals. Authorizes GO bonds. 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.

Hawaii Public Housing Authority
Report for the Month of January 2016

I. Planning

A. Wellness & Public Health

Hawaii Public Housing Authority (HPHA) continues to work with representatives from the Public Health Nursing Branch and Tobacco Prevention and Education Program of the Department of Health (DOH), and Hawaii Public Health Institute (HPHI) (*collectively* the "Wellness Team") to determine approaches to address public health concerns in public housing.

HPHA attended the State Council on Mental Health monthly meeting.

B. Redevelopment Activities

HPHA continues to work with the Hunt Development Group on a master developer agreement and related contracts for the redevelopment of Mayor Wright Homes.

HPHA held conference calls with the Retirement Housing Foundation (RHF) on the redevelopment of the HPHA North School Street administrative offices. RHF has begun traffic and market studies for the project.

C. Legislation

HPHA participated in the Joint Senate Ways and Means (WAM) and House Finance (FIN) Budget Briefing on January 13, 2016. Please find attached a table of bills HPHA is tracking this session, current as of February 1, 2016 (Highlighted bills indicate bills HPHA is more closely watching).

HPHA continues to hold discussions & briefings with legislators and submitted testimony on various bills.

D. Administrative Rules

HPHA sent the draft administrative rules for Rent Supplement, Section 8 Homeownership, Resident Advisory Board, and State Family programs for approval by the Governor to go to public hearing.

II. Fiscal Management

A. Variance Report for December 2015

1. Revenue for the Month of December

CFP Grant Income $246,706 less than budget

The Public Housing Capital Fund Program (CFP) is a HUD grant for capital and management activities, including the modernization and development of public housing. By HUD rule, a PHA has two years to obligate and two years to spend it after CFP grant is made available annually.

CFP is drawn through HUD's Electronic Line of Credit System (eLOCCS) based on Budget Line Items (BLI). BLIs are further grouped into soft cost (BLI Numbers 1406, 1408 and 1410) for management activities, and hard cost (BLI Numbers greater than 1430) for capital projects.

CFP drawings and expenditures that are not capitalized are reported on this line as operating income.

Out of the hard cost drawings totaling $57,644 in December, none is for R & M and therefore no income is recognized under this line.

State CIP Fund $30,457 less than budget

State Legislature appropriates Capital Improvement Project fund (CIP). Spending agency has two or three years to encumber the appropriation before it lapses.

CIP expenditures that are not capitalized are reported on this line as operating income.

Out of December CIP expenditure of $337,196, $83,343 is for R & M and recognized as income under this line, causing $30,457 variance.

Grant Income $459,647 less than budget

The unfavorable variance consists of $212,663 less revenue for FLRP, $95,129 less revenue for state family housing program, $140,479 less revenue for state elders housing program from

general fund titled Rental Housing Services, and $11,376 less revenue from general fund titled Rental Assistance Services.

The budgeted grant income is spread out among 12 months, whereas actual amounts vary each month. HPHA is reviewing the YTD expenses of the state housing programs to make sure they are paid by the general funds.

Other Income $85,440 less than budget

The variance consists of unfavorable variances of: $408 less fraud recovery; $4,994 less front line services fee; $46,701 less fee revenue from central maintenance crew, and $69,893 less misc. income.

The unfavorable variance are offset by the favorable variances of: $4,801 more tenant payment not directly related to dwelling units rent; $4,274 more investment revenue; $5,251 more FSS coordination fee; $905 more admin fee earned on port-in accounts, and $21,325 more fees charged by special team crew to program.

2. Expenses for the Month of December

Administrative $248,454 less than budget, a favorable variance

The $248,454 variance consists of favorable variances of: $205,711 less admin salaries and fringe benefits of HPHA employees, of which $139,362 and $42,533 contributable to COCC and FLRP, respectively; $2,443 less managing agent fees from privately managed AMPs; $26,758 less office expense; $14,552 less admin furniture and equipment; $4,994 less front line service fee; $34,402 less legal expense, and $14,677 less other admin expense.

The favorable variance is offset by budget overruns: $15,386 more admin salaries and fringe benefits of private management companies, $34,375 more auditing fees, and $5,322 more travel expense.

Tenant Services $40,940 less than budget, a favorable variance

Tenant Services include relocation costs, resident participation program costs and tenant service costs for any services directly related to meeting tenant needs.

The $40,940 variance consists of $7,417 less relocation costs; $6,736 less resident participation program cost, and $26,787 less tenant service cost.

Utilities $136,308 less than budget, a favorable variance

Utilities include water, sewer, electricity and gas expenses.

The variance consists of budget savings of $133,522 on electricity and $29,917 on gas, offset by budget overruns of $2,464 on water and $24,667 on sewer expenses.

Maintenance $240,113 less than budget, a favorable variance

The $240,113 favorable variance consists of: $49,887 less salaries and fringe benefits for HPHA maintenance employees; $151,483 less furniture, appliance and equipment; $144,722 less repair and maintenance services provided for refuse collection, sewer and plumbing, pest control, building, tree trimming, vehicle and equipment, janitorial, elevator, fire extinguisher, appliance, electric, HVAC, etc.

The favorable variances are offset by the following budget overruns: $64,486 more salary and benefit for maintenance employees of private management companies; $12,966 more materials and supplies for building, ground, safety, painting, electric, janitorial maintenances, etc., and $28,527 more repair work done by central maintenance crew and special team members.

Protective Services $27,177 less than budget

The variance is mainly because of $27,177 less protective services, of which $27,699 contributable to FLRP.

General Expenses $244,154 less than budget

The $244,154 favorable variance is a combination of budget savings of $12,423 other general expense, and $232,079 undistributed expense of Pcard charges; offset by budget overrun of $348 for motor pool vehicle rental expense. The negative expense amount of -$222,517 is result of clearing Pcard balance carried from prior month.

3 Revenue YTD

CFP Grant Income $603,983 more than budget

The Public Housing Capital Fund Program (CFP) is a HUD grant for capital and management activities, including the modernization and development of public housing. By HUD rule, a PHA has two years to obligate and two years to spend it after CFP grant is made available annually.

CFP is drawn through HUD's Electronic Line of Credit System (eLOCCS) based on Budget Line Items (BLI). BLIs are further grouped into soft cost (BLI Numbers 1406, 1408 and 1410) for management activities, and hard cost (BLI Numbers greater than 1430) for capital projects.

CFP drawings and expenditures that are not capitalized are reported on this line as operating income.

The $603,983 variance is mainly because of timing as operating budget spreads out the annual revenue projection among 12 months, whereas there were sizable soft costs drawings in December as explained above.

YTD soft costs drawings of $1,040,435 (BLI 1406) and $906,697 (BLI 1410) totaling $1,947,132 has been recognized under this line. Also included under this line is $137,087 for R & M expenditure out of YTD hard costs drawings of $2,538,310.

State CIP Fund $393,438 less than budget

State Legislature appropriates Capital Improvement Project fund (CIP). Spending agency has two or three years to encumber the appropriation before it is lapsing.

CIP expenditures that are not capitalized are reported on this line as operating income.

The $393,438 variance is mainly because of timing, as the budgeted State CIP Fund revenue spreads out among 12 months. $289,362 out of YTD $6,888,211 CIP expenditure is not capitalized therefore reported on this line as revenue.

Grant Income $3,141,659 less than budget

The unfavorable variances consist of $1,234,173 less revenue for FLRP, $778,679 less revenue for state elders housing program, $52,187 less revenue for state rental supplemental program,

$1,104,542 less revenue for COCC mainly because budgeted $1,168,747 from State CIP appropriation to reimburse associated costs of administering State CIP projects did not happen; the unfavorable variance is offset by $27,922 more revenue for state family housing program.

HPHA is reviewing the state housing programs expenses to be funded by general fund titled Rental Housing Services.

Other Income $565,427 less than budget

The $565,427 variance consists of unfavorable variances of: $47,968 less tenant payments not directly related to dwelling unit rent, of which $44,472 contributable to FLRP; $29,212 less front line services fee; $280,206 less work order revenue by central maintenance crew, and $412,072 less miscellaneous income.

The unfavorable variances are offset by favorable variances of: $13,140 more investment income; $3,837 more fraud recovery; $251 more FSS coordination fee; $4,631 more revenue of admin fee earned on port-in, and $182,172 more work order revenue by Special Team members.

4 Expenses YTD

Administrative $1,211,558 less than budget, a favorable variance

The $1,211,558 variance consists of favorable variances of: $953,038 less administrative salaries and fringe benefits of HPHA employees, of which $649,648 and $199,621 contributable to COCC and FLRP, respectively; $107,230 less office expenses; $211,238 less furniture and equipment; $29,212 less front line services; $68,127 less legal expense; $5,315 less travel expense, and $29,125 less other admin costs.

The favorable variances are offset by budget overruns of: $42,135 for administrative salaries and fringe benefits of private management companies; $57,489 managing agent fee charged by private management companies, and $92,103 auditing fees.

Tenant Services $328,184 less than budget, a favorable variance

Tenant Services include relocation costs, resident participation program costs and tenant service costs for any services directly related to meeting tenant needs.

The $328,184 variance consists of $138,992 less relocation costs; $40,418 less resident participation program cost, and $148,774 less tenant service cost.

Utilities $788,011 less than budget, a favorable variance

Utilities include water, sewer, and electricity and gas expenses.

The $788,011 favorable variance consists of; $702,444 less electricity expense of which $518,889 contributable to FLRP, and $223,809 less gas expense of which $202,884 contributable to FLRP.

The favorable variances are offset by $55,808 more water expense of which $58,109 contributable to FLRP, and $82,434 more sewer expense of which $72,573 contributable to FLRP.

Maintenance $1,552,344 less than budget, a favorable variance

The $1,552,344 favorable variance consists of: $153,771 less salaries and fringe benefits for HPHA maintenance employees; $81,871 less materials and supplies for building, ground, safety, painting, electric, janitorial maintenances, etc.; $958,356 less furniture, appliance and equipment, and $842,361 less repair and maintenance services provided for refuse collection, sewer and plumbing, pest control, building, tree trimming, vehicle and equipment, janitorial, elevator, fire extinguisher, appliance, electric, HVAC, etc.

The favorable variances are offset by the following budget overruns: $266,123 more salary and benefit for maintenance employees of private management companies, and $217,892 more repair work done by central maintenance crew and special team members.

Insurance $45,623 less than budget, a favorable variance

The $45,623 variance consists of favorable variances of: $14,321 less for property insurance; $9,945 less for general liability, and $34,635 less for workers compensation insurance.

The favorable variance is offset by budget overrun of $13,278 for other insurance.

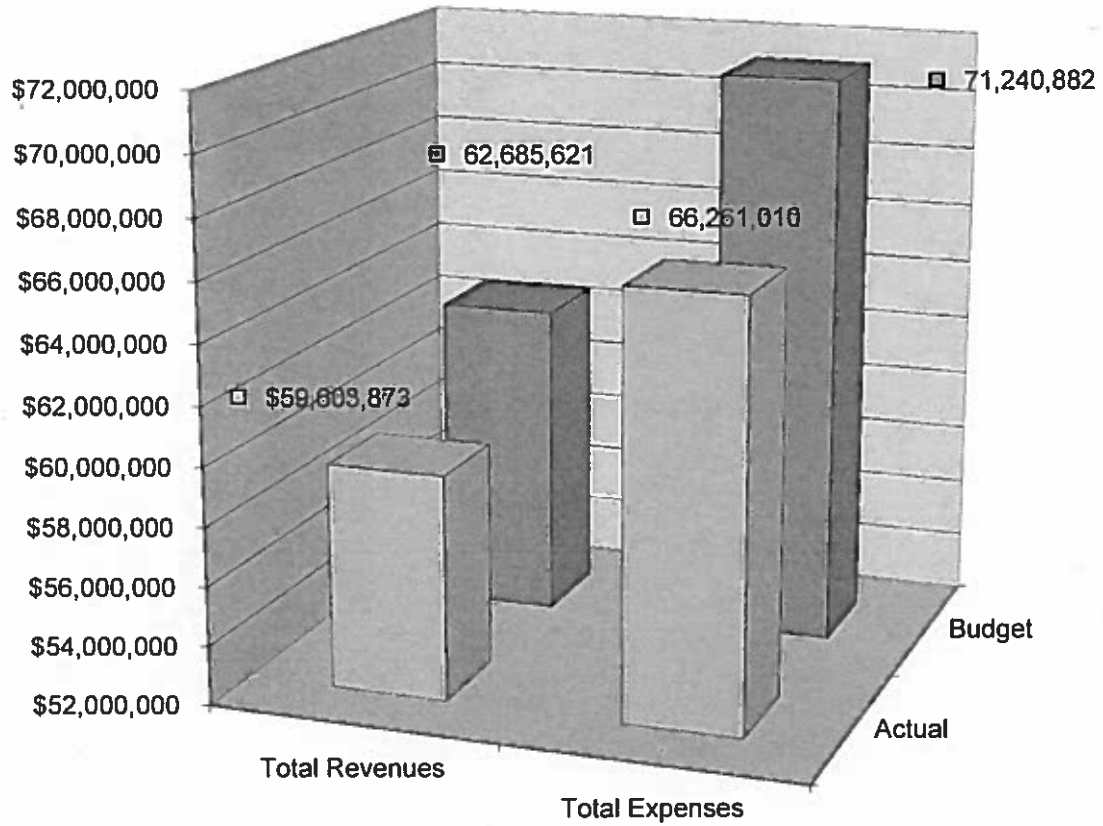
General Expenses $75,104 more than budget

The $75,104 unfavorable variance is a combination of budget savings of $69,728 and $8,364 for other general expense and for severance expense; offset by $2,988 budget overruns for motor pool vehicle rental expense.

B. Single (Compliance) Audit and Financial Audit

The findings for the HPHA's single audit have not been finalized by the auditor. The audited Financial Data Schedule (FDS) and the single audit findings are due to HUD no later than March 20, 2016.

HPHA December 31, 2015 Actual vs Budget



	Total Revenues	Total Expenses
Actual	$59,603,873	66,261,010
Budget	62,685,621	71,240,882

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015					Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,525,182	1,437,554	87,628	6%	Dwelling Rental Income	9,177,211	8,641,852	535,359	6%	8,651,784	525,427	6%
6,940,787	6,980,583	(39,796)	-1%	HUD Operating Subsidies	41,928,775	41,892,673	36,102	0%	38,623,937	3,304,837	9%
-	246,706	(246,706)	-100%	CFP Grant Income	2,084,219	1,480,236	603,983	41%	24,830	2,059,389	8294%
373,759	399,425	(25,666)	-6%	COCC Fee Income	2,239,883	2,396,550	(156,667)	-7%	2,265,401	(25,518)	-1%
83,343	113,800	(30,457)	-27%	State CIP Fund	289,362	682,800	(393,438)	-58%	752,661	(463,299)	-62%
236,814	696,461	(459,647)	-66%	Grant Income	2,205,852	5,347,511	(3,141,659)	-59%	2,163,408	42,444	2%
285,075	370,515	(85,440)	-23%	Other Income	1,678,572	2,243,999	(565,427)	-25%	1,564,250	114,322	7%
$ 9,444,960	10,245,044	(800,083)	-8%	Total Revenues	$ 59,603,873	62,685,621	(3,081,748)	-5%	54,046,271	5,557,602	10%
				EXPENSES							
1,323,529	1,571,983	248,454	16%	Administrative	8,281,022	9,492,580	1,211,558	13%	7,699,985	(581,037)	-8%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
318,376	343,679	25,303	7%	Management Fees	1,908,967	2,062,639	153,672	7%	2,374,977	466,011	20%
55,383	55,328	(55)	0%	Bookkeeping Fees	330,916	332,036	1,120	0%	328,255	(2,660)	-1%
4,989,800	5,044,469	54,669	1%	Housing Assistance Payments	29,445,918	30,191,814	745,896	2%	26,808,986	(2,636,932)	-10%
12,757	53,697	40,940	76%	Tenant Services	112,693	440,878	328,184	74%	380,449	267,756	70%
1,018,046	1,154,354	136,308	12%	Utilities	6,136,920	6,924,931	788,011	11%	7,007,557	870,637	12%
1,638,997	1,879,110	240,113	13%	Maintenance	9,863,885	11,416,229	1,552,344	14%	9,062,332	(801,553)	-9%
170,772	197,949	27,177	14%	Protective Services	1,100,853	1,187,694	86,841	7%	1,077,053	(23,800)	-2%
77,956	79,758	1,802	2%	Insurance	432,796	478,419	45,623	10%	470,767	37,971	8%
1,438,948	1,412,463	(26,485)	-2%	Depreciation Expense	8,488,958	8,474,778	(14,180)	0%	7,815,276	(673,682)	-9%
10,469	11,021	552	5%	Bad Debt Expense	77,764	83,463	5,699	7%	92,482	14,718	16%
(222,517)	21,637	244,154	1128%	General Expenses	80,318	155,422	75,104	48%	379,018	298,700	79%
10,832,515	11,825,448	992,933	8%	Total Expenses	66,261,010	71,240,882	4,979,872	7%	63,497,138	(2,763,872)	-4%
$ (1,387,555)	(1,580,405)	192,850	12%	Net Income(Loss)	$ (6,657,137)	(8,555,261)	1,898,125	22%	(9,450,867)	2,793,731	30%
				CASH BASIS:							
(1,387,555)	(1,580,405)	192,850	12%	Net Income(loss) per Above	(6,657,137)	(8,555,261)	1,898,125	22%	(9,450,867)	2,793,731	30%
				Add back non cash items:							
1,438,948	1,412,463	26,485	2%	Depreciation Expense	8,488,958	8,474,778	14,180	0%	7,815,276	673,682	9%
10,469	11,021	(552)	-5%	Bad Debt Expense	77,764	83,463	(5,699)	-7%	92,482	(14,718)	-16%
$ 61,862	(156,921)	218,783	139%	TOTAL CASH BASIS	$ 1,909,585	2,980	1,906,605	63980%	(1,543,110)	3,452,695	224%

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet
Agency Total (Funds 130 To 150, 007, 020, 024, 181, 265, 318 & 337)
As of December 31, 2015 and November 30, 2015

	As of December 31 2015	As of November 30 2015	Increase (Decrease)
ASSETS:			
Cash	68,735,318	71,779,152	(3,043,834)
Receivables:			
Tenant Receivables	1,179,490	1,164,524	14,966
Other	1,171,969	1,149,858	22,111
Less Allowance for Doubtful Accounts	(1,009,256)	(997,122)	(12,134)
Total receivables	1,342,202	1,317,260	24,942
Accrued Interest	1,538	4,082	(2,544)
Prepaid Expenses	2,781,919	2,809,350	(27,431)
Inventories	536,150	536,402	(252)
Interprogram Due From	1,884,165	1,895,024	(10,859)
Total Current Assets	75,281,293	78,341,270	(3,059,977)
Property, Plant & Equipment:			
Land	23,824,737	23,824,737	-
Buildings	599,070,358	596,235,620	2,834,738
Furniture & Equipment	5,623,644	5,623,644	-
Motor vehicles	1,691,849	1,691,849	-
Construction in Progress	37,019,963	39,218,394	(2,198,431)
Less: Accumulated Depreciation	(369,214,355)	(367,754,593)	(1,459,762)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long term assets	-	-	-
Deferred Outflows of Resources	3,137,321	3,137,321	-
Total Assets & Deferred Outflow of Resources	$ 385,151,440	$ 389,034,871	(3,883,431)
LIABILITIES AND NET POSITION			
Accounts Payable	2,875,974	3,735,092	(859,117)
Accrued Expenses	-	-	-
Accrued Salaries & Wages	806,694	806,694	-
Accrued Vacation	1,486,739	1,486,739	-
Tenant Security Deposits	752,539	757,011	(4,472)
Other Liabilities & Deferred Income	415,805	2,723,399	(2,307,593)
Total Current Liabilities	6,337,752	9,508,934	(3,171,182)
Accrued Liabilities	18,454,477	17,323,690	1,130,787
Net Pension Liability	23,355,937	23,355,937	-
Deferred Inflows of Resources	2,903,051	2,903,051	-
Net Assets			
Investment in capital assets	298,016,197	298,839,651	(823,454)
Restricted Net Assets	371,180	432,024	(60,844)
Unrestricted Net Assets	42,369,982	41,941,165	428,817
Net Income Year to Date	(6,657,137)	(5,269,582)	(1,387,555)
Total Net Assets	334,100,223	335,943,259	(1,843,036)
Total Liabilities, Deferred Inflow of Resources & Net Position	$ 385,151,440	389,034,871	(3,883,431)

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015					Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,268,708	1,176,134	92,574	8%	Dwelling Rental Income	7,601,713	7,073,332	528,382	7%	7,127,166	474,548	7%
1,943,673	1,785,599	158,074	9%	HUD Operating Subsidies	11,653,824	10,722,773	931,051	9%	10,808,593	845,231	8%
-	78,309	(78,309)	-100%	CFP Grant Income	1,177,522	469,856	707,666	151%	24,830	1,152,692	4642%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
79,739	105,500	(25,761)	-24%	State CIP Fund	263,890	633,000	(369,110)	-58%	696,343	(432,453)	-62%
145,803	358,466	(212,663)	-59%	Grant Income	916,620	2,150,794	(1,234,173)	-57%	-	916,620	100%
42,159	43,113	(954)	-2%	Other Income	208,760	258,347	(49,587)	-19%	1,154,208	(945,448)	-82%
$ 3,480,083	3,547,121	(67,039)	-2%	**Total Revenues**	$ 21,822,330	21,308,101	514,229	2%	19,811,140	2,011,191	10%
				EXPENSES							
464,186	530,680	66,494	13%	Administrative	2,833,228	3,198,535	365,307	11%	2,773,782	(59,446)	-2%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
241,277	252,905	11,628	5%	Management Fees	1,452,310	1,517,995	65,684	4%	1,486,962	34,652	2%
32,955	34,740	1,785	5%	Bookkeeping Fees	198,420	208,508	10,088	5%	202,268	3,848	2%
-	115	115	100%	Housing Assistance Payments	9,407	690	(8,717)	-1263%	3,789	(5,618)	-148%
6,409	33,202	26,794	81%	Tenant Services	50,897	317,908	267,011	84%	264,979	214,082	81%
847,308	945,672	98,364	10%	Utilities	5,081,843	5,672,934	591,091	10%	5,811,189	729,346	13%
1,211,565	1,440,148	228,583	16%	Maintenance	7,465,324	8,800,757	1,335,433	15%	6,666,326	(798,999)	-12%
168,830	196,529	27,699	14%	Protective Services	1,093,743	1,179,176	85,433	7%	1,071,559	(22,184)	-2%
54,406	62,786	8,380	13%	Insurance	333,305	376,586	43,281	11%	378,632	45,327	12%
1,239,741	1,213,257	(26,484)	-2%	Depreciation Expense	7,293,716	7,279,542	(14,174)	0%	6,634,332	(659,384)	-10%
8,950	9,421	471	5%	Bad Debt Expense	68,650	73,863	5,213	7%	92,482	23,832	26%
(135,348)	7,605	142,953	1880%	General Expenses	10,866	45,630	34,764	76%	108,928	98,062	90%
4,140,279	4,727,061	586,782	12%	**Total Expenses**	25,891,708	28,672,124	2,780,415	10%	25,495,227	(396,481)	-2%
$ (660,196)	(1,179,940)	519,743	44%	**Net Income(Loss)**	$ (4,069,378)	(7,364,023)	3,294,645	45%	(5,684,087)	1,614,709	28%
				CASH BASIS:							
(660,196)	(1,179,940)	519,743	44%	Net Income(loss) per Above	(4,069,378)	(7,364,023)	3,294,645	45%	(5,684,087)	1,614,709	28%
				Add back non cash items:							
1,239,741	1,213,257	26,484	2%	Depreciation Expense	7,293,716	7,279,542	14,174	0%	6,634,332	659,384	10%
8,950	9,421	(471)	-5%	Bad Debt Expense	68,650	73,863	(5,213)	-7%	92,482	(23,832)	-26%
$ 588,495	42,738	545,757	1277%	**TOTAL CASH BASIS**	$ 3,292,988	(10,617)	3,303,605	31116%	1,042,726	2,250,262	216%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015				ACCRUAL BASIS	Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
295,242	304,301	(9,060)	-3%	Asset Management Project - 30	1,772,348	1,825,806	(53,458)	-3%	1,975,582	(203,234)	-10%
338,189	310,393	27,797	9%	Asset Management Project - 31	2,534,592	1,870,216	664,376	36%	1,816,385	718,206	40%
352,656	352,199	457	0%	Asset Management Project - 32	2,349,316	2,115,732	233,584	11%	1,917,534	431,782	23%
269,964	235,713	34,251	15%	Asset Management Project - 33	1,863,381	1,416,332	447,049	32%	1,422,152	441,229	31%
350,823	379,629	(28,806)	-8%	Asset Management Project - 34	2,175,159	2,279,711	(104,552)	-5%	2,220,147	(44,988)	-2%
401,526	441,484	(39,959)	-9%	Asset Management Project - 35	2,449,855	2,648,906	(199,051)	-8%	2,481,630	(31,775)	-1%
193,406	224,903	(31,497)	-14%	Asset Management Project - 37	1,136,352	1,349,420	(213,067)	-16%	976,363	159,990	16%
220,668	210,235	10,433	5%	Asset Management Project - 38	1,290,810	1,261,692	29,118	2%	1,151,746	139,064	12%
154,055	168,968	(14,912)	-9%	Asset Management Project - 39	903,508	1,015,447	(111,938)	-11%	840,792	62,716	7%
172,663	172,889	(226)	0%	Asset Management Project - 40	1,038,202	1,037,334	868	0%	916,375	121,827	13%
131,675	147,446	(15,771)	-11%	Asset Management Project - 43	780,511	884,678	(104,167)	-12%	735,631	44,880	6%
180,115	178,474	1,641	1%	Asset Management Project - 44	1,079,620	1,075,622	3,998	0%	1,127,481	(47,861)	-4%
156,286	139,994	16,292	12%	Asset Management Project - 45	907,916	842,405	65,511	8%	758,285	149,631	20%
67,815	73,542	(5,727)	-8%	Asset Management Project - 46	392,837	443,095	(50,258)	-11%	353,300	39,537	11%
108,045	117,608	(9,563)	-8%	Asset Management Project - 49	636,410	705,648	(69,238)	-10%	587,427	48,983	8%
86,953	89,343	(2,389)	-3%	Asset Management Project - 50	511,513	536,056	(24,544)	-5%	530,311	(18,799)	-4%
$ 3,480,083	**3,547,121**	**(67,039)**	**-2%**	**Total Revenues**	**$ 21,822,330**	**21,308,101**	**514,229**	**2%**	**19,811,140**	**2,011,191**	**10%**
				NET INCOME(LOSS)							
(155,104)	(102,119)	(52,985)	-52%	Asset Management Project - 30	(563,025)	(628,086)	65,061	10%	(497,497)	(65,528)	-13%
(73,094)	(170,942)	97,849	57%	Asset Management Project - 31	(160,564)	(1,108,744)	948,181	86%	(998,793)	838,229	84%
51,226	(30,571)	81,797	268%	Asset Management Project - 32	232,974	(177,234)	410,208	231%	(517,830)	750,804	145%
23,231	(62,158)	85,389	137%	Asset Management Project - 33	63,221	(375,336)	438,556	117%	(441,108)	504,329	114%
14,780	(46,868)	61,648	132%	Asset Management Project - 34	(146,164)	(352,396)	206,232	59%	26,595	(172,758)	-650%
8,119	(65,248)	73,368	112%	Asset Management Project - 35	(103,319)	(462,649)	359,329	78%	14,044	(117,363)	-836%
(136,768)	(195,984)	59,215	30%	Asset Management Project - 37	(853,259)	(1,189,046)	335,787	28%	(843,343)	(9,916)	-1%
(57,272)	(57,871)	599	1%	Asset Management Project - 38	(390,091)	(404,306)	14,215	4%	(289,995)	(100,097)	-35%
(37,837)	(70,759)	32,922	47%	Asset Management Project - 39	(261,385)	(421,781)	160,396	38%	(336,287)	74,902	22%
(16,693)	(349)	(16,344)	-4682%	Asset Management Project - 40	(33,551)	(1,682)	(31,869)	-1894%	(103,151)	69,600	67%
(28,775)	(69,741)	40,966	59%	Asset Management Project - 43	(397,962)	(424,512)	26,550	6%	(455,225)	57,262	13%
(76,157)	(96,302)	20,145	21%	Asset Management Project - 44	(454,658)	(587,503)	132,846	23%	(379,290)	(75,368)	-20%
(66,627)	(51,406)	(15,221)	-30%	Asset Management Project - 45	(292,467)	(343,226)	50,758	15%	(357,287)	64,819	18%
(40,643)	(66,681)	26,038	39%	Asset Management Project - 46	(300,729)	(328,316)	27,587	8%	(313,554)	12,825	4%
(54,301)	(70,308)	16,007	23%	Asset Management Project - 49	(338,687)	(414,346)	75,659	18%	(313,576)	(25,112)	-8%
(14,282)	(22,633)	8,352	37%	Asset Management Project - 50	(69,710)	(144,858)	75,148	52%	122,209	(191,919)	-157%
$ (660,196)	**(1,179,940)**	**519,743**	**44%**	**Total Net Income(Loss)**	**$ (4,069,378)**	**(7,364,023)**	**3,294,645**	**45%**	**(5,684,087)**	**1,614,709**	**28%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015				CASH BASIS	Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
295,242	304,301	(9,060)	-3%	Asset Management Project - 30	1,772,348	1,825,806	(53,458)	-3%	1,975,582	(203,234)	-10%
338,189	310,393	27,797	9%	Asset Management Project - 31	2,534,592	1,870,216	664,376	36%	1,816,385	718,206	40%
352,656	352,199	457	0%	Asset Management Project - 32	2,349,316	2,115,732	233,584	11%	1,917,534	431,782	23%
269,964	235,713	34,251	15%	Asset Management Project - 33	1,863,381	1,416,332	447,049	32%	1,422,152	441,229	31%
350,823	379,629	(28,806)	-8%	Asset Management Project - 34	2,175,159	2,279,711	(104,552)	-5%	2,220,147	(44,988)	-2%
401,526	441,484	(39,959)	-9%	Asset Management Project - 35	2,449,855	2,648,906	(199,051)	-8%	2,481,630	(31,775)	-1%
193,406	224,903	(31,497)	-14%	Asset Management Project - 37	1,136,352	1,349,420	(213,067)	-16%	976,363	159,990	16%
220,668	210,235	10,433	5%	Asset Management Project - 38	1,290,810	1,261,692	29,118	2%	1,151,746	139,064	12%
154,055	168,968	(14,912)	-9%	Asset Management Project - 39	903,508	1,015,447	(111,938)	-11%	840,792	62,716	7%
172,663	172,889	(226)	0%	Asset Management Project - 40	1,038,202	1,037,334	868	0%	916,375	121,827	13%
131,675	147,446	(15,771)	-11%	Asset Management Project - 43	780,511	884,678	(104,167)	-12%	735,631	44,880	6%
180,115	178,474	1,641	1%	Asset Management Project - 44	1,079,620	1,075,622	3,998	0%	1,127,481	(47,861)	-4%
156,286	139,994	16,292	12%	Asset Management Project - 45	907,916	842,405	65,511	8%	758,285	149,631	20%
67,815	73,542	(5,727)	-8%	Asset Management Project - 46	392,837	443,095	(50,258)	-11%	353,300	39,537	11%
108,045	117,608	(9,563)	-8%	Asset Management Project - 49	636,410	705,648	(69,238)	-10%	587,427	48,983	8%
86,953	89,343	(2,389)	-3%	Asset Management Project - 50	511,513	536,056	(24,544)	-5%	530,311	(18,799)	-4%
$ 3,480,083	3,547,121	(67,039)	-2%	Total Revenues	$ 21,822,330	21,308,101	514,229	2%	19,811,140	2,011,191	10%
				NET INCOME(LOSS)							
(43,391)	9,096	(52,487)	-577%	Asset Management Project - 30	105,540	39,204	66,336	169%	97,187	8,353	9%
115,870	18,022	97,849	543%	Asset Management Project - 31	981,221	34,040	947,181	2783%	68,571	912,650	1331%
77,212	(4,585)	81,797	1784%	Asset Management Project - 32	388,890	(21,318)	410,208	1924%	(368,485)	757,375	206%
86,177	801	85,376	10652%	Asset Management Project - 33	440,897	2,422	438,475	18106%	(59,496)	500,393	841%
88,873	23,527	65,346	278%	Asset Management Project - 34	296,315	69,974	226,341	323%	402,400	(106,085)	-26%
87,675	14,513	73,163	504%	Asset Management Project - 35	383,928	25,175	358,753	1425%	504,560	(120,632)	-24%
32,706	(18,928)	51,633	273%	Asset Management Project - 37	163,585	(126,710)	290,295	229%	42,594	120,990	284%
41,623	10,427	31,196	299%	Asset Management Project - 38	79,087	5,482	73,605	1343%	61,799	17,288	28%
19,944	(12,978)	32,922	254%	Asset Management Project - 39	84,385	(75,095)	159,480	212%	10,399	73,986	711%
(14,455)	1,835	(16,290)	-888%	Asset Management Project - 40	(20,123)	11,422	(31,545)	-276%	(90,047)	69,924	78%
44,157	3,191	40,966	1284%	Asset Management Project - 43	45,395	19,146	26,249	137%	(755)	46,149	6114%
19,943	(145)	20,088	13895%	Asset Management Project - 44	121,942	(10,561)	132,504	1255%	219,157	(97,215)	-44%
(2,246)	12,975	(15,221)	-117%	Asset Management Project - 45	95,848	45,356	50,491	111%	35,888	59,959	167%
8,628	(17,410)	26,038	150%	Asset Management Project - 46	(5,441)	(32,690)	27,249	83%	(17,928)	12,487	70%
5,136	(4,135)	9,271	224%	Asset Management Project - 49	11,967	(23,588)	35,555	151%	(1,293)	13,259	1026%
20,642	6,531	14,112	216%	Asset Management Project - 50	119,554	27,126	92,428	341%	138,175	(18,621)	-13%
$ 588,495	42,738	545,757	1277%	Total Net Income(Loss)	$ 3,292,988	(10,617)	3,303,605	31116%	1,042,726	2,250,262	216%

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015					Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,327,059	2,621,919	(294,860)	-11%	HUD Operating Subsidies	14,241,883	15,731,516	(1,489,633)	-9%	12,283,521	1,958,362	16%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
14,185	57,606	(43,421)	-75%	Other Income	62,266	345,636	(283,370)	-82%	52,896	9,370	18%
$ 2,341,244	2,679,525	(338,281)	-13%	Total Revenues	$ 14,304,149	16,077,152	(1,773,003)	-11%	12,336,417	1,967,732	16%
				EXPENSES							
95,890	124,287	28,397	23%	Administrative	613,091	816,858	203,766	25%	523,411	(89,681)	-17%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
25,584	23,270	(2,314)	-10%	Management Fees	151,140	139,620	(11,520)	-8%	139,632	(11,508)	-8%
15,990	14,550	(1,440)	-10%	Bookkeeping Fees	94,463	87,300	(7,163)	-8%	87,270	(7,193)	-8%
2,292,408	2,487,654	195,246	8%	Housing Assistance Payments	13,715,237	14,925,924	1,210,687	8%	11,748,923	(1,966,314)	-17%
6,348	19,155	12,807	67%	Tenant Services	61,060	114,930	53,870	47%	114,900	53,840	47%
953	4,300	3,347	78%	Utilities	8,063	25,800	17,737	69%	25,092	17,029	68%
785	4,010	3,225	80%	Maintenance	3,568	11,960	8,392	70%	5,340	1,772	33%
67	60	(7)	-12%	Protective Services	403	360	(43)	-12%	336	(67)	-20%
257	420	163	39%	Insurance	1,557	2,520	963	38%	2,485	927	37%
1,829	8,300	6,471	78%	General Expenses	28,202	49,800	21,598	43%	46,462	18,260	39%
2,440,112	2,686,006	245,893	9%	Total Expenses	14,676,785	16,175,072	1,498,287	9%	12,693,850	(1,982,934)	-16%
$ (98,868)	(6,480)	(92,388)	-1426%	Net Income(Loss)	$ (372,635)	(97,919)	(274,716)	-281%	(357,433)	(15,202)	-4%
				CASH BASIS:							
(98,868)	(6,480)	(92,388)	-1426%	Net Income(loss) per Above	(372,635)	(97,919)	(274,716)	-281%	(357,433)	(15,202)	-4%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (98,868)	(6,480)	(92,388)	-1426%	TOTAL CASH BASIS	$ (372,635)	(97,919)	(274,716)	-281%	(357,433)	(15,202)	-4%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015					Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
83,156	92,175	(9,019)	-10%	Dwelling Rental Income	550,300	553,050	$ (2,750)	0%	509,149	$ 41,151	8%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	3,700	(3,700)	-100%	State CIP Fund	-	22,200	(22,200)	-100%	44,020	(44,020)	-100%
4,872	100,001	(95,129)	-95%	Grant Income	627,928	600,006	27,922	5%	-	627,928	100%
4,802	4,130	672	16%	Other Income	22,926	24,720	(1,794)	-7%	87,954	(65,028)	-74%
$ 92,831	200,006	(107,175)	-54%	**Total Revenues**	$ 1,201,154	1,199,976	1,178	0%	641,123	560,031	87%
				EXPENSES							
26,286	30,049	3,763	13%	Administrative	151,906	172,305	20,399	12%	153,178	1,272	1%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
15,565	16,123	558	3%	Management Fees	91,140	96,738	5,598	6%	95,078	3,938	4%
1,868	1,936	69	4%	Bookkeeping Fees	10,935	11,616	681	6%	11,408	473	4%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	440	-	(440)	-100%	56	(384)	-685%
64,993	70,448	5,455	8%	Utilities	378,965	422,688	43,723	10%	401,434	22,468	6%
52,194	72,691	20,497	28%	Maintenance	314,450	463,964	149,514	32%	315,350	899	0%
-	-	-	0%	Protective Services	-	-	-	0%	241	241	100%
3,171	3,280	109	3%	Insurance	18,940	19,681	741	4%	17,059	(1,880)	-11%
76,880	76,879	(1)	0%	Depreciation Expense	461,280	461,274	(6)	0%	461,274	(6)	0%
760	800	40	5%	Bad Debt Expense	4,560	4,800	240	5%	-	(4,560)	-100%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
241,716	272,206	30,490	11%	**Total Expenses**	1,432,616	1,653,066	220,450	13%	1,455,076	22,461	2%
$ (148,886)	(72,200)	(76,686)	-106%	**Net Income(Loss)**	$ (231,461)	(453,090)	221,629	49%	(813,953)	582,492	72%
				CASH BASIS:							
(148,886)	(72,200)	(76,686)	-106%	Net Income(loss) per Above	(231,461)	(453,090)	221,629	49%	(813,953)	582,492	72%
				Add back non cash items:							
76,880	76,879	1	0%	Depreciation Expense	461,280	461,274	6	0%	461,274	6	0%
760	800	(40)	-5%	Bad Debt Expense	4,560	4,800	(240)	-5%	-	4,560	100%
$ (71,246)	5,479	(76,725)	-1400%	**TOTAL CASH BASIS**	$ 234,379	12,984	221,395	1705%	(352,679)	587,058	166%

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015					Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
173,318	169,245	4,073	2%	Dwelling Rental Income	1,025,197	1,015,470	$ 9,727	1%	1,015,469	9,728	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
3,604	2,600	1,004	39%	State CIP Fund	15,875	15,600	275	2%	12,298	3,577	29%
9,521	150,000	(140,479)	-94%	Grant Income	121,322	900,000	(778,678)	-87%	-	121,322	100%
10,876	7,465	3,411	46%	Other Income	39,049	44,790	(5,741)	-13%	168,499	(129,450)	-77%
$ 197,319	329,310	(131,991)	-40%	**Total Revenues**	$ 1,201,442	1,975,860	(774,418)	-39%	1,196,266	5,176	0%
				EXPENSES							
57,044	50,500	(6,544)	-13%	Administrative	271,388	303,000	31,611	10%	124,270	(147,118)	-118%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
35,443	35,631	188	1%	Management Fees	211,659	213,786	2,127	1%	212,597	938	0%
4,253	2,227	(2,026)	-91%	Bookkeeping Fees	25,395	13,362	(12,033)	-90%	25,508	113	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	700	700	100%	Tenant Services	-	4,200	4,200	100%	122	122	100%
97,270	121,185	23,915	20%	Utilities	609,215	727,110	117,895	16%	707,391	98,176	14%
100,689	97,181	(3,508)	-4%	Maintenance	464,250	583,086	118,836	20%	587,158	122,908	21%
1,077	575	(502)	-87%	Protective Services	1,292	3,450	2,158	63%	301	(991)	-329%
6,511	9,881	3,370	34%	Insurance	47,438	59,286	11,848	20%	50,915	3,477	7%
118,314	118,314	-	0%	Depreciation Expense	709,884	709,884	-	0%	709,884	-	0%
759	800	41	5%	Bad Debt Expense	4,554	4,800	246	5%	-	(4,554)	-100%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
421,360	436,994	15,634	4%	**Total Expenses**	2,345,076	2,621,964	276,887	11%	2,418,146	73,070	3%
$ (224,041)	(107,684)	(116,358)	-108%	**Net Income(Loss)**	$ (1,143,634)	(646,104)	(497,531)	-77%	(1,221,880)	78,246	6%
				CASH BASIS:							
(224,041)	(107,684)	(116,358)	-108%	Net Income(loss) per Above	(1,143,634)	(646,104)	(497,531)	-77%	(1,221,880)	78,246	6%
				Add back non cash items:							
118,314	118,314	-	0%	Depreciation Expense	709,884	709,884	-	0%	709,884	-	0%
759	800	(41)	-5%	Bad Debt Expense	4,554	4,800	(246)	-5%	-	4,554	100%
$ (104,968)	11,430	(116,399)	-1018%	**TOTAL CASH BASIS**	$ (429,196)	68,580	(497,777)	-726%	(511,996)	82,800	16%

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of December 2015, and the 6 Months ended December 31, 2015
(Amounts in Full Dollars)

Month of December 2015					Year to Date ended December 31, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
76,618	87,994	(11,376)	-13%	Grant Income	475,777	527,964	(52,187)	-10%	227,708	248,069	109%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
$ 76,618	87,994	(11,376)	-13%	**Total Revenues**	$ 475,777	527,964	(52,187)	-10%	227,708	248,069	109%
				EXPENSES							
6,023	7,212	1,189	16%	Administrative	38,800	43,272	4,472	10%	35,599	(3,201)	-9%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
507	-	(507)	-100%	Management Fees	2,718	-	(2,718)	-100%	2,877	159	6%
318	-	(318)	-100%	Bookkeeping Fees	1,703	-	(1,703)	-100%	1,803	100	6%
34,372	80,000	45,628	57%	Housing Assistance Payments	191,130	405,000	213,870	53%	195,902	4,772	2%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	625	625	100%	Utilities	41	3,750	3,709	99%	3,682	3,641	99%
-	240	240	100%	Maintenance	227	1,560	1,333	85%	1,384	1,157	84%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
41,220	88,077	46,857	53%	**Total Expenses**	234,620	453,582	218,962	48%	241,247	6,628	3%
$ 35,398	(83)	35,481	42748%	**Net Income(Loss)**	$ 241,157	74,382	166,775	224%	(13,539)	254,696	1881%
				CASH BASIS:							
35,398	(83)	35,481	42748%	Net Income(loss) per Above	241,157	74,382	166,775	224%	(13,539)	254,696	1881%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 35,398	(83)	35,481	42748%	**TOTAL CASH BASIS**	$ 241,157	74,382	166,775	224%	(13,539)	254,696	1881%

III. Contract & Procurement Office

A. Solicitation(s) Issued in January 2016:

Solicitation No.	Title	Due Date
IFB CMB-2015-27	Site and Building Improvements at Wahiawa Terrace; HPHA Job No. 12-032-115-S	March 1, 2016

B. Contract(s) Executed in January 2016:

Contract No.	Contractor & Description	Amount
CMS 16-01	**Housing Solutions Inc.** Restoration of the Thomas Building (Transitional Elderly Homeless Shelter) on the Island of Oahu Completion Date: January 31, 2018	Total Amount: $500,000.00
CMS 15-12-SC01	**Kaikor Construction Co.** No-Cost Extension of Time of 150 Calendar Days for Site and Roadway Improvements at Kuhio Park Terrace (AMP 40) on the Island of Oahu Completion Date: May 12, 2016	Suppl Amount: n/a Total Amount: $4,498,054.00
CMS 15-07-SC01	**RMA Architects, Inc. (Richard Matsunaga & Associates Architects, Inc.)** Name Change from Richard Matsunaga & Associates Architects, Inc. to RMA Architects, Inc. to Provide Additional Design and Consultant Services for Modernization of Palolo Valley Homes (AMP 50) on the Island of Oahu End Date: June 7, 2017	Suppl Amount: n/a Total Amount: $185,399.73
CMS 14-23-SC02	**Helber Hastert & Fee Planners dba HHF Planners** No-Cost Extension of Time of 180 Calendar Days to Conduct and Prepare U.S. Dept. of Housing and Urban Development 2015 Environmental Reviews of 70 Federal Low Income Public Housing Properties Statewide End Date: July 13, 2016	Suppl Amount: n/a Total Amount: $375,468.00

B. Contract(s) Executed in January 2016 (cont.):

Contract No.	Contractor & Description	Amount
CMS 14-22-CO06	**Mocon Corporation** No-Cost Extension of Time of 40 Calendar Days for Sewer Improvements and Electrical Upgrade at Kapaa (AMP 38) on the Island of Kauai Completion Date: March 1, 2016	Suppl Amount: n/a Total Amount: $1,789,517.13
CMS 14-10-SC04	**Heartwood Pacific, LLC** Provide Additional Construction Oversight and Extension of Time of 136 Calendar Days for Site and Building Improvements at Pomaikai (AMP 37) on the Island of Hawaii Completion Date: June 10, 2016	Suppl Amount: $134,966.00 Total Amount: $3,497,835.00
CMS 13-32-SC02	**AECOM Technical Services, Inc.** Provide Additional Design and Consultant Services for Drainage, Site and Accessibility Improvements at Nanakuli Homes (AMP 44) on the Island of Oahu End Date: November 30, 2017	Suppl Amount: $5,312.00 Total Amount: $147,883.00
CMS 13-15-SC01	**Okahara and Associates, Inc. dba DMT Consultant Engineers** No Cost Extension of Time of 857 Calendar Days to Provide Design and Consultant Services for Repair to Trash Chutes at Makua Alii (AMP 34), Punchbowl Homes (AMP 35), Makamae (AMP 35), and Pumehana (AMP 35) on the Island of Oahu End Date: May 21, 2018	Suppl Amount: n/a Total Amount: $245,187.41
CMS 12-04-SC02	**Allana Buick & Bers, Inc.** Provide Additional Design and Consultant Services and Amend Special Conditions for Site and Building Improvements at Pomaikai, Hale Aloha O Puna, and Pahala (AMP 37) on the Island of Hawaii End Date: July 7, 2016	Suppl Amount: $20,383.00 Total Amount: $863,571.00
CMS 11-03-SC04	**Awa & Associates, LLC** Provide Additional Design and Consultant Services for Modernization of Salt Lake Apartments (AMP 31) on the Island of Oahu End Date: October 18, 2016	Suppl Amount: $321,004.00 Total Amount: $1,033,183.00

C. Planned Solicitation/Contract Activities for February/March 2016

Solicitation(s):

- Re-issue Invitation-for-Bids for Security Services for AMP 31, AMP 32, and AMP 35 on the Island of Oahu.

- Issue Invitation-for-Bids for Custodial Services for the HPHA Administrative Offices.

- Issue Invitation-for-Bids for Laundry Services for AMP 38 on the Island of Kauai.

- Issue Invitation-for-Bids for New Maintenance Vehicles for the HPHA Multi-Skilled Workers Pilot Program on the Island of Oahu and AMP 37 on the Island of Hawaii.

- Issue Request-for-Proposals for Property Management, Maintenance, and Resident Services for AMP 46 on the Island of Hawaii.

- Issue Request-for-Proposals for Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii.

Contract(s)

- Execute New Contract to Provide Property Management, Maintenance and Resident Services for AMP 43 on the Island of Hawaii.

- Execute New Contract to Provide Tenant Re-Certification Services under the Federal Low Income Public Housing Program on the Island of Oahu.

- Execute New Contracts to Provide Laundry Services at AMP 34 on the Island of Oahu and AMP 39 on the Island of Molokai.

- Execute Supplemental Contracts to Continue Property Management, Maintenance and Resident Services for AMP 44, AMP 45 and MU 42 on the Island of Oahu.

- Execute Supplemental Contract to Continue Property Management and Maintenance Services for the Ka Hale O Kamehaikana Community Resource Center on the Island of Oahu.

- Execute Supplemental Contract to Continue Security Services for AMP 31, AMP 32, and AMP 35 on the Island of Oahu.

- Execute Supplemental Contract to Continue Refuse Collection Services for AMP 46 on the Island of Hawaii.

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Contract(s)

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- Execute Supplemental Contract to Continue Security Services for AMP 31, AMP 32, and AMP 35 on the Island of Oahu.
- Execute Supplemental Contract to Continue Refuse Collection Services for AMP 46 on the Island of Hawaii.

IV. Property Management and Maintenance Services

A. Total Move Ins for January: 48 units
Vacancies: 47 units
Net gain/loss: 1 unit

B. Formal Grievance Hearings

Island	Federal Public Housing (number of cases heard) for December	Type of Grievance Hearing Request
Oahu	4	Physical violence, consumption of alcohol on the property and disputing a maintenance charge.
Hilo	1	Physical violence.
Kona	1	Disputing medical expense calculation.

The formal grievance process continues to be essential in affording our tenants an opportunity for a fair hearing when the tenant disputes HPHA's action or failure to act, involving the tenant's rental agreement with the HPHA, or HPHA's regulations which adversely affects the individual tenant's rights, duties, welfare or status.

HPHA received 3 grievance hearing requests in the month of January 2016.

D. Program Activities

1. PMMSB is continuing to focus on filling our vacant units.

2. PMMSB staff is providing continuous technical support to AMP managers and residents to implement a resident association at each of their properties.

3. PMMSB sent notices to our residents on December 29, 2015, to solicit comments on the proposed changes to the new rental agreement. HPHA will review these comments during the month of February and respond to comments received prior to the adoption and implementation of the new rental agreement.

4. PMMSB is continuing to provide technical support with IT and EmPhasys with the setup of the Elite WebApp and Applicant Portal to allow easy access for potential future applicants.

5. The Family Self-Sufficiency (FSS) program has 18 Federal Low-Income Public Housing residents enrolled in the program, with 11 active escrow accounts. A total escrow deposit for the month of December was $1,970.00.

6. A Request for Quote Proposal was submitted to two contractors to submit their quotes to update HPHA's 2016 Federal LIPH utility allowance.

E. Planned Activities for February 2016

1. The Resident Advisory Board (RAB) is scheduled to meet on Friday, February 12, 2015. Topic of discussion will be the HPHA's new Federal Low-Income Public Housing Rental Agreement that incorporates Board approved changes to the HPHA's ACOP and Administrative Rules.

2. The AMP staffs at 30, 31, 33, 38 and 39 are currently relocating their tenants into other vacant units due to modernization work on site.

3. HPHA continues to focus on improving our REAC scores and Property Management Specialists have been diligently working with the AMP staff by providing guidance and technical support to minimize point deductions.

V. Construction Management Branch

A. Program Activities and Major Projects

1. Lanakila Homes

a. Demolition of Phase IIIb (HA 1105) & IV (HA 1004) – The demolition permits for Bldgs. 59, 61 and 62 were approved on 01/25/16. The contractor commenced the demolition on 01/26/16. The demolition of the three buildings was completed on 01/29/16. The concrete foundations will remain until the soil mitigation plan has been finalized.

b. Lanakila Public Housing – Phase IIIB & IV (HA 1105) – The results of the additional soil samples from the Phase IIIB site was submitted the Hazard Evaluation and Emergency Response (HEER) Office of the Department of Health (DOH) on 01/28/16. From the results of the

testing, the HEER Office will determine the extent and requirements of the soil mitigation plan for Phase IIIB. The results of the latest test samples indicate the contamination to be less than the original samplings. On 01/25/16, the soil boring work commenced for the entire site. The borings will verify the depth of the existing bedrock, which will assist in the structural design of the foundations of the new buildings.

c. Lanakila Fair Housing Improvements – The consultant is working on the plot maps required to transfer all the existing roadways and on-street parking including the maintenance and signage from the County to the HPHA. The existing cross slopes of the roadways and sidewalks do not meet current accessibility requirements and would require their removal in its entirety, which is economically infeasible. The HPHA is seeking several technical infeasibility exemptions for the site accessibility requirements due to the existing sloping topography of the project.

2. Palolo Valley Homes Major Modernization

   a. The new panel that HECO requested is arriving the week of 2/1. Following the installation of the panel, power is expected at Building 18/19 in late February. The contractor can then complete the remaining work on the building. The estimated completion of Building 18/19 is late March.

      Work on Buildings 14 and 15 (12 units) will follow after completion of Buildings 18 and 19. The overall completion date is estimated at August 2016.

3. Maintenance to Elevators
   a. 16 Federal Elevators Maintenance and Repairs (Kone, Inc.)-Contractor:
      1. On January 22, 2015 one elevator at Kalakaua Homes was out of service because of a defective drive. Elevator was repaired and put back in service on January 25.

      2. Maintenance service to all elevators is on schedule.

   b. 10 State Elevators Maintenance and Repairs (Schindler)-Contractor:
      1. Maintenance service to all elevators is on schedule.

4. Vacant Units Undergoing Modernization as of January 29, 2016:

a. On-going construction and design continues on vacant units undergoing modernization (requiring work beyond that of routine maintenance and repairs) totaling 252 units of which 26 are State units and 226 are Federal units.

b. 6 Construction Management Branch (CMB) controlled vacant units were completed in the month of January as part of a larger modernization project.

c. Status by County of Vacant Units under construction or design:
   1. O`ahu: 142 units total
   a) Demo/dispo: 4
   b) Under Construction: 127
   c) Bid: 4
   d) In Design/About to go out to bid: 7

   2. Hawai`i: 88 units total
   a) Demolished: 56
   b) Under Construction: 12
   c) In Design/About to go out to bid: 14
   d) To be demolished: 6

   3. Maui: 4 units total
   a) Under Construction: 4

   4. Molokai: 18 units total
   a. In Design/About to go out to bid: 18

B. State Capital Improvement Projects (CIP) & Federal Capital Fund Program (CFP)

1. HPHA is on track and working diligently to meet all Federal CFP and State CIP deadlines.

2. The next Federal obligation deadline is May 12, 2016 for the 2014 Capital Fund Program (CFP 724). HUD requires 90% obligation by the deadline HPHA's goal is to be at 92% obligation by the obligation deadline.

3. The next Federal expenditure deadline is April 17, 2016 for the 2011 and 2012 Capital Fund Program (CFP 721 and CFP 722). Currently HPHA is at 98% expenditure.

The next State encumbrance deadline is June 30, 2016 for the State BY2013-2015 CIP. HPHA currently is at 93% encumbrance.

VI. Section 8 Subsidy Programs

HPHA manages the Housing Choice Voucher Program, Project Based Voucher Program, Veteran's Affairs Supportive Housing, Non-Elderly Disabled Vouchers, Performance Based Contract Administration, and State Rent Supplement Program.

A. Program Activities

1. Voucher activity for January 2016:

   - In support of management's direction to increase the voucher lease up count, HPHA expended a total of $2,305,959 (107% of eligible HUD funds received) in housing assistance payments to private landlords on behalf of 2221 voucher holders in January 2016.

   - Four families who received a Housing Choice Voucher (HCV) from the waitlist found rental units and moved into the unit in January 2016.

   - As of January 2016, 390 veterans were assisted with Veterans Administration Supportive Housing Vouchers (VASH). Monetary assistance was $307,164. Five veterans who were searching for a home found a rental unit and leased up. Six veterans received VASH vouchers in January 2016 and are currently in housing search.

2. Voucher lease up activity for January 2016:

	January 2016		
Voucher Type	# leased	# of vacancies	# in housing search
Housing Choice Vouchers	4		83
VASH	5		53
Kuhio Park Towers	0	0	
Palolo Homes Project Based Section 8	0	0	
Port In (from other PHA)	1		2

3. Inspections update:

	January 2016
Housing Quality Standards (HQS) Inspections	225
HQS Failed Inspections	114
Quality Control Inspections	48

4. Family Self Sufficiency (FSS) Program

The Family Self Sufficiency (FSS) program assisted 53 Section 8 clients in January 2016. There were 29 active escrow accounts with a total deposit of $4636 in January 2016. There is currently one ownership applicant in a 90 day preliminary search and one participant has a pre-approved loan with U.S. Rural Development Office. The FSS contractor received numerous inquiries this month regarding the Homeownership Program.

VII. Compliance

A. Program Activities for January

- Approximately 32 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act were processed and approved requests were for:

    a. Transfers to accessible or ground floor units (7);

    b. Installation of air conditioning (3);

    c. Approval of live-in aide (2);

    d. Larger voucher size (1);

    e. Ramps and other accessibility modifications (2).

- Drafted proposed changes to the Administrative Rules for the State Family and State Elderly Housing Program;

- Attended the quarterly Fair Housing Coordinators' Meeting to discuss ways to meet the agency's obligation to affirmatively further fair housing; and

- Began planning for Fair Housing Month activities.

B. Planned activities for February/March

- Coordinate staff training on the Language Access Action Plan;

- Compile agency-wide semi-annual report on encounters with Limited English Proficient clients;

- Continue to work on declarations of trust project by reviewing releases and declarations of trust forms for additional federally-assisted public housing properties for submission to the United States Department of Housing and Urban Development for execution;

- Continue to draft proposed changes to the Administrative Rules for the State Elderly Housing Program;

- Recommend changes to Section 8 briefing packet and Administrative Plan based on recent changes to federal regulations;

- Work with the Fair Housing Coordinators of the Counties and Hawaii Housing Finance and Development Corporation to administer the joint procurement contract for the update to the fair housing analysis of impediments for the State of Hawaii;

- Complete administration of the contract with National Center for Housing Management for HPHA Self-evaluation and Transition Plan, by working with staff to finalize draft transition plans, and providing to and reviewing draft transition plans from the consultant to finalize the transition plan; and

- Draft revisions to the Admissions and Continued Occupancy Policy for the Federally Assisted Low-income Public Housing Program for the Federally Assisted Low-income Public Housing Program to implement the approved changes to the Hawaii Administrative Rules.

VIII. Information Technology Office

A. Program Activities

1. Preparing for HPHA migration to Office 365.
   - Compatibility testing for MS Windows XP compatibility and IE 7 and 8 with Office 365.
   - Testing migration from Lotus Notes to Outlook in relation to Calendaring and Archiving.

2. Migrated current HPHA Website to virtual environment.

3. Started final phase to migrate current 2003 Domain Controller to MS Datacenter 2012 R2 virtual environment.

4. Continued to work with vendor Emphasys and HPHA staff
   - Ongoing testing by staff on WebApp.
     - Translation services and issues being resolved.

   - Migration to virtual environment for Elite at implementation phase.
     - 2 virtual RDS servers implemented.
     - 1 SQL server implemented.
     - Migration of Live data to SQL server be tested and implemented.

5. VoIP scope and specifications being gathered for RFQ.
   - All remote office telecommunications equipment and mappings completed.

IX. Personnel

A. Summary of Staffing:

Filled positions (FTE):	267
Positions budgeted (recruit and fill)	47
Other vacancies	54

B. Program Activities:

1. The HPHA Career Fair at the School Street campus was held on January 9, 2016. Over 50 applicants attended and the agency was able to conduct 'on-the-spot' interview for more than 20 applicants for various exempt positions included IT Administrator, IT Analyst, Housing Contract Specialist, Budget Resources, Resident Services Program Specialist, Property Management Specialist, Housing Planner and Hearings Assistant. Interview committees were able to successfully recommend the top candidates for the follow-up formal interview. With the assistance of DHRD, DHS and available resources of our computers, there were many applicants applied on-line NEOGOV for civil service positions.

2. HPHA is currently working with DHRD and the Public Housing Authorities Directors Association (PHADA) to post agency's civil service positions on their website.

3. New addition to HPHA Ohana: Property Management and Maintenance Branch Chief started February 1, 2016.

4. Continuous meeting with Multi-skilled Worker (MSW) supervisors on new goals and expectations for second quarter on-the-job training program, training plan, and etc.

5. Staff attended Department of Transportation EEO and ADA Symposium on January 27-28, 2016.

6. Continue to work the Department of Labor & Industrial Relations (DLIR), Work Force Development Program, to participate in their outreach activities with military soldiers that are 90 days away from their military separation.

7. Completed the 2015 Occupational Safety and Health Administration (OSHA) injuries and/or illness reporting.

8. Workers Compensation: 2 injuries reported with average lost time of 15 days.