
A BILL FOR AN ACT

RELATING TO LAND ACQUISITION.

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

1 SECTION 1. In its final report dated January 2006, the
2 joint legislative housing and homeless task force (task force)
3 expressed concern that the inventory of affordable housing
4 rental units is at risk of being reduced. Affordable rental
5 housing projects built in part with government subsidies have
6 been offered for sale at market prices in anticipation of the
7 expiration of income and regulatory restrictions encumbering the
8 property. The task force is committed to ensuring that such
9 units remain affordable to persons at lower income levels.

10 In recent months, media reports have announced several
11 affordable housing projects that may be offered for sale, such
12 as the Kulana Nani apartments in Kaneohe, Oahu, that offer
13 affordable rental housing.

14 The purpose of this Act is to preserve Kulana Nani as an
15 affordable housing project.

16 SECTION 2. The Hawaii housing finance and development
17 administration shall immediately initiate negotiations with
18 Kamehameha Schools to ensure acquisition by the State of the



1 Kulana Nani property, and may partner with a private developer
2 for acquisition of the property; provided that one hundred per
3 cent of the housing units on the property shall be retained in
4 perpetuity as affordable housing for households at or below the
5 current income restrictions for rental housing units on the
6 property.

7 The Hawaii housing finance and development administration
8 shall submit a report to the legislature no later than twenty
9 days prior to the convening of the regular session of 2007
10 regarding its efforts to ensure acquisition of the Kulana Nani
11 property and its recommendations for financing the purchase of
12 the property.

13 SECTION 3. There is appropriated out of the general
14 revenues of the State of Hawaii the sum of \$6,800,000 or so much
15 thereof as may be necessary for fiscal year 2006-2007 for land
16 acquisition of the Kulana Nani property, tax map key 4-6-31:15,
17 owned by Kamehameha Schools; provided that if an agreement to
18 acquire the property is not reached by June 30, 2007, the Hawaii
19 housing finance and development administration shall exercise
20 its power of eminent domain to acquire the property.



1 The sum appropriated shall be expended by the Hawaii
2 housing finance and development administration for the purposes
3 of this Act.

4 SECTION 4. This Act shall take effect on July 1, 2006.



HB 2994

HD1

Report Title:

Kulana Nani Acquisition

Description:

Appropriates \$6,800,000 to acquire the property currently known as Kulana Nani Apartments from Kamehameha Schools. Authorizes eminent domain proceedings should the negotiations be unsuccessful. (HB2994 HD1)

