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# 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 expressed  
3 concern that the inventory of affordable housing rental units is  
4 at risk of being reduced. Affordable rental housing projects  
5 built in part with government subsidies have been offered for  
6 sale at market prices in anticipation of the expiration of  
7 income and regulatory restrictions encumbering the property.  
8 The task force is committed to ensuring that these units remain  
9 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 rental housing project.

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



1 Nani property and may partner with a private developer for  
2 acquisition of the property; provided that one hundred per cent  
3 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; provided further that if an agreement to acquire the  
7 property is not reached by June 30, 2007, the Hawaii housing  
8 finance and development administration shall exercise its power  
9 of eminent domain to acquire the property.

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

16 SECTION 3. There is appropriated out of the general  
17 revenues of the State of Hawaii the sum of \$6,800,000 or so much  
18 thereof as may be necessary for fiscal year 2006-2007 for land  
19 acquisition of the Kulana Nani property, tax map key 4-6-31:15,  
20 owned by Kamehameha Schools.



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, 2020.



H.B. NO. 2994

**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 HD2)

HB2994 HD2 HMS 2006-2462

