
HOUSE RESOLUTION

REQUESTING THE HAWAII PUBLIC HOUSING ADMINISTRATION AND THE HAWAII HOUSING FINANCE AND DEVELOPMENT ADMINISTRATION TO IMPOSE CONDITIONS ON AGREEMENTS WITH ELIGIBLE HOUSING DEVELOPERS TO DEVELOP HOUSING PROJECTS IN SUBSTANTIAL COMPLIANCE WITH THEIR INITIAL PROPOSALS.

1 WHEREAS, eligible developers, for-profit and nonprofit, who
2 propose the development of affordable housing receive certain
3 benefits from the State, including but not limited to the use of
4 public lands, receipt of grants, exemption from taxes, and
5 exemption from statutes or ordinances relating to subdivisions
6 or building standards; and
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8 WHEREAS, in many cases, due to changes in circumstances,
9 including increases in interest rates, and in the costs of
10 materials, labor, or transportation, and other changes in the
11 market, an eligible developer who may have or will benefit from
12 the provisions of an agreement to provide affordable housing
13 with the State may change the proposed affordable housing
14 project from that which was originally proposed, thereby
15 reducing the benefits of the project to the public; and
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17 WHEREAS, although the affordable housing project may
18 proceed, there may be fewer affordable housing units provided or
19 the rental structure may be changed thereby reducing the
20 benefits of the project to the public; and
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22 WHEREAS, any changes in commitments by an eligible
23 developer that could reduce the public benefits of the project
24 should be subject to a new review of the proposed affordable
25 housing project; now, therefore,
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27 BE IT RESOLVED by the House of Representatives of the
28 Twenty-third Legislature of the State of Hawaii, Regular Session
29 of 2006, that the Hawaii Public Housing Administration and the
30 Hawaii Housing Finance and Development Administration are
31 requested to insert a condition in all of the agreements they
32 enter into with an eligible developer for the development of



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1 affordable housing that the project shall be developed
 2 substantially in the form that it was originally proposed or
 3 else the eligible developer shall forfeit any benefits that the
 4 eligible developer would have enjoyed, and the agreement shall
 5 become void; and

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 7 BE IT FURTHER RESOLVED that certified copies of this
 8 Resolution be transmitted to the Board of Directors of the
 9 Hawaii Public Housing Administration and to the Board of
 10 Directors of the Hawaii Housing Finance and Development
 11 Administration.
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OFFERED BY:

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