
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 may be reduced. Affordable rental housing projects
5 built in part with government subsidies have been offered for
6 sale at market prices as a result of the expiration of income
7 and conveyance restrictions encumbering the property. The task
8 force is committed to ensuring that such units remain affordable
9 to persons at certain 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 acquire the Kulana Nani property, and may



1 partner with private developers for acquisition of the property;
2 provided that at least fifty per cent of the housing units on
3 the property shall be retained in perpetuity as affordable
4 housing for persons and families at or below one hundred forty
5 per cent of the median family income as determined by the United
6 States Department of Housing and Urban Development.

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 acquire the Kulana Nani property and
11 its recommendations for financing the purchase of the property.

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

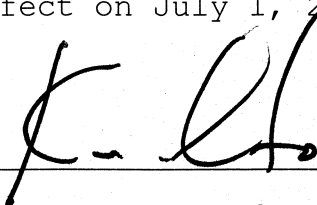
20 The sum appropriated shall be expended by the Hawaii
21 housing finance and development administration for the purposes
22 of this Act.



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

2

INTRODUCED BY:



JAN 25 2006



HB 2994

Report Title:

Kulana Nani Acquisition

Description:

Appropriates funds to acquire the property currently known as Kulana Nani Apartments from Kamehameha Schools. Authorizes eminent domain proceedings should the negotiations be unsuccessful.

