
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 PART I

2 SECTION 1. Act 196, Session Laws of Hawaii 2005 (Act 196),
3 was passed by the legislature to address Hawaii's affordable
4 housing and homeless crisis. Act 196 provided a number of
5 mechanisms and incentives to increase the supply of low-income
6 rental housing. In addition, the legislature, recognizing that
7 more meaningful solutions to Hawaii's housing and homeless
8 crisis were needed, established a joint legislative housing and
9 homeless task force to further identify near-term solutions to
10 Hawaii's affordable housing and homeless problem.

11 The task force spent many hours researching data and
12 meeting with state and county officials, private developers, and
13 nonprofit organizations in the city and county of Honolulu and
14 the counties of Hawaii, Kauai, and Maui, and also held public
15 hearings and briefings in each county. The task force relied on
16 the information collected in developing its recommendations.

17 The purpose of this Act is to implement several of the
18 recommendations of the task force.



PART II

SECTION 2. Section 201G-3, Hawaii Revised Statutes, is amended as follows:

1. By amending subsection (a) to read as follows:

"(a) There is created a board consisting of ~~nine~~ eleven members, of whom ~~eight~~ ten shall be public members appointed by the governor as provided in section 26-34. Public members shall be appointed from each of the counties of Honolulu, Hawaii, Maui, and Kauai. At least one public member shall be a person who is directly assisted by the administration under the federal low-rent public housing or federal section 8 tenant-based housing assistance payments program while serving on the board. One public member shall be an advocate for low-income or homeless persons. One public member shall be a person with a disability or an advocate for persons with disabilities. The public members of the board shall serve four-year staggered terms; provided that the initial appointments shall be as follows: four members to be appointed for four years; three members to be appointed for three years; and three members to be appointed for two years. The director of human services, or a designated representative, shall be an ex

1 officio voting member. The administration shall be headed by the
2 board."

3 2. By amending subsection (c) to read as follows:

4 "(c) [~~Five~~] Seven members shall constitute a quorum, whose
5 affirmative vote shall be necessary for all actions by the
6 administration. The members shall receive no compensation for
7 services, but shall be entitled to necessary expenses, including
8 travel expenses, incurred in the performance of their duties."

9 SECTION 3. Section 201G-44, Hawaii Revised Statutes, is
10 amended to read as follows:

11 "**§201G-44 Administration of state low-income public**
12 **housing projects and programs.** (a) The administration [~~may~~]
13 shall construct, develop, and administer property or housing for
14 the purpose of state low-income public housing projects and
15 programs.

16 (b) The administration [~~may~~] shall offer any
17 decommissioned low-income public housing project, except for
18 federal housing projects, to nonprofit or for-profit
19 organizations or government agencies for rehabilitation into
20 emergency or transitional shelter facilities for the homeless or
21 rehabilitation into rental units that set aside at least fifty
22 per cent of the units to persons or families with incomes at or



1 below fifty per cent of the area median family income; provided
2 that:

3 (1) The housing project is wholly owned by the State on
4 either state-owned or ceded lands;

5 (2) ~~[The administration has determined that the housing
6 project is no longer suitable for its original use and
7 intends to demolish the housing project;~~

8 ~~-(3)-~~] The administration has determined that the housing
9 project is not eligible for rehabilitation using the
10 administration's current resources; and

11 ~~[-(4)-~~] (3) The nonprofit or for-profit organization or
12 government agency demonstrates expertise in
13 rehabilitation of housing projects and has community,
14 public, and private resources to substantially pay for
15 the rehabilitation.

16 The land and improvements may be leased to the nonprofit or
17 for-profit organization or government agency for a period not to
18 exceed ninety-nine years for a sum of \$1 per year.

19 (c) The administration shall adopt necessary rules in
20 accordance with chapter 91, including the establishment and
21 collection of reasonable fees for administering the public



1 housing projects or programs and to carry out any state program
2 under subsection (a)."

3 PART III

4 SECTION 4. Chapter 201H, Hawaii Revised Statutes, is
5 amended by adding a new section to be appropriately designated
6 and to read as follows:

7 "§201H- Leases; self-help housing. (a) The
8 administration may lease parcels that it deems suitable for
9 affordable housing at \$1 per year for up to fifty years to
10 organizations or community trusts to develop the parcel with
11 ownership units through self-help development.

12 (b) The administration may extend or modify the fixed
13 rental period of the lease or extend the term of the lease.

14 (c) Parcels leased under this section may be transferred
15 or assigned by devise, bequest, or intestate succession, and may
16 be sublet with the approval of the administration."

17 SECTION 5. The department of land and natural resources
18 shall initiate transfer to the Hawaii housing finance and
19 development administration, no later than December 1, 2006, of
20 the lands identified as suitable for affordable housing
21 development in Appendix F of the Joint Legislative Housing and

1 Homeless Task Force Report to the 2006 Session of the
2 Legislature.

3 PART IV

4 SECTION 6. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 7. This Act shall take effect on July 1, 2006.

Report Title:

Housing Omnibus Bill

Description:

Adds two new members to the Hawaii Public Housing Authority board of directors. Deletes intent to demolish before public housing units may be decommissioned. Allows state-owned parcels to be leased for the development of self-help housing. Requires the transfer of public lands suitable for affordable residential development to the Hawaii Housing and Finance Development Administration. (CD1)

