
A BILL FOR AN ACT

RELATING TO HOUSING.

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

PART I. THE HOMELESS

SECTION 1. There is appropriated out of the general revenues of the State of Hawaii the following sums for transitional housing:

(1) The sum of \$ _____, or so much thereof as may be necessary for fiscal year 2006-2007, for design and construction of new transitional shelters, as defined in section 201G-451, Hawaii Revised Statutes; and

(2) The sum of \$ _____, or so much thereof as may be necessary for fiscal year 2006-2007, for maintenance and repair of existing transitional shelters and emergency shelters, as defined in section 201G-451, Hawaii Revised Statutes.

The sums appropriated shall be expended by the Hawaii public housing administration for the purposes of this section.

SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of \$ _____, or so much thereof as may be necessary for fiscal year 2006-2007, for



1 support services for the homeless population located at homeless
2 shelters.

3 The sum appropriated shall be expended by the Hawaii public
4 housing administration for the purposes of this section.

5 SECTION 3. There is appropriated out of the general
6 revenues of the State of Hawaii the sum of \$, or so
7 much thereof as may be necessary for fiscal year 2006-2007, for
8 the shelter plus care program.

9 The sum appropriated shall be expended by the Hawaii public
10 housing administration for the purposes of this section.

11 SECTION 4. There is appropriated out of the general
12 revenues of the State of Hawaii the sum of \$, or so
13 much thereof as may be necessary for fiscal year 2006-2007, for
14 housing placement programs for the homeless population.

15 The sum appropriated shall be expended by Hawaii public
16 housing administration for the purposes of this section.

17 SECTION 5. Section 201G-3, Hawaii Revised Statutes, is
18 amended as follows:

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

20 "(a) There is created a board consisting of [~~nine~~] eleven
21 members, of whom [~~eight~~] ten shall be public members appointed
22 by the governor as provided in section 26-34. Public members

1 shall be appointed from each of the counties of Honolulu,
2 Hawaii, Maui, and Kauai. At least one public member shall be a
3 person who is directly assisted by the administration under the
4 federal low-rent public housing or federal section 8
5 tenant-based housing assistance payments program while serving
6 on the board. One public member shall be an advocate for
7 low-income or homeless persons. One public member shall be a
8 person with a disability or an advocate for persons with
9 disabilities. The public members of the board shall serve
10 four-year staggered terms; provided that the initial
11 appointments shall be as follows: three members to be appointed
12 for four years; two members to be appointed for three years; and
13 three members to be appointed for two years. The director of
14 human services, or a designated representative, shall be an ex
15 officio voting member. The administration shall be headed by the
16 board."

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

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



1 SECTION 6. There is appropriated out of the general
 2 revenues of the State of Hawaii the sum of \$, or so
 3 much thereof as may be necessary for fiscal year 2006-2007, for
 4 grants for homeless services and transitional housing program
 5 assistance.

6 The sum appropriated shall be expended by the Hawaii public
 7 housing administration for the purposes of this section;
 8 provided that any unencumbered balance on June 30, 2007, shall
 9 lapse to the rental housing trust fund under section 201G-432,
 10 Hawaii Revised Statutes.

11 PART II. LOW-INCOME HOUSING

12 SECTION 7. Section 201G-1, Hawaii Revised Statutes, is
 13 amended by adding a new definition to be appropriately inserted
 14 and to read as follows:

15 ""Relative caregiver" means a relative of a minor child by
 16 blood or marriage, who is a resident of the State and:

- 17 (1) Lives with the child; and
- 18 (2) Is the child's primary caregiver, whether formally or
 19 informally, because the biological or adoptive parents
 20 are unwilling or unable to serve as the primary
 21 caregiver for the child."



1 SECTION 8. Section 201G-1, Hawaii Revised Statutes, is
2 amended by amending the definition of "elder or elderly
3 households" to read as follows:

4 "Elder or elderly households" means households in which at
5 least one member is sixty-two years of age, the spouse or
6 partner has attained the age of majority, and the remaining
7 members have attained the age of fifty-five years at the time of
8 application to the project~~[-]~~; provided that in public housing
9 projects, it also may include households in which an elder is
10 the relative caregiver for one or more minor children. Such a
11 child shall cease to be a resident of the household upon
12 attaining the age of majority, or upon the removal from the
13 project of the elder. A live-in aide shall cease to be a
14 resident therein upon the recovery of, or removal from the
15 project of, the elder."

16 SECTION 9. Section 201G-42, Hawaii Revised Statutes, is
17 amended to read as follows:

18 "~~§201G-42 Housing, tenant selection[-]; grandparents.~~ (a)
19 Subject to the [~~following~~] limitations and preferences~~[-]~~ set
20 forth in this section, the administration shall select tenants
21 upon the basis of those in greatest need for such housing.



1 (b) The administration may limit the tenants of any
2 housing project to classes of persons when required by federal
3 law or regulation as a term or condition of obtaining assistance
4 from the federal government.

5 (c) Within the priorities established by the
6 administration recognizing need, veterans with a permanent
7 disability of ten per cent or more as certified by the United
8 States Department of Veterans' Affairs, the dependent parents of
9 the veteran and the deceased veteran's widow shall be given
10 first preference.

11 (d) Five per cent of state low-income public housing units
12 shall be set aside as rentals for grandparents who are the
13 primary caregivers for one or more of their grandchildren;
14 provided that teachers housing under subpart G shall be
15 excluded."

16 SECTION 10. Section 201G-152, Hawaii Revised Statutes, is
17 amended by amending subsection (a) to read as follows:

18 "(a) In the administration of elder or elderly public
19 housing, the administration shall observe the following with
20 regard to resident selection, dwelling accommodations, and
21 rentals:



- 1 (1) Except as hereinafter provided, it shall accept only
2 elder or elderly households as residents in the elder
3 or elderly public housing projects[+], except as
4 provided in section 201G-42(d);
- 5 (2) It may accept as residents in any housing unit one or
6 more persons, related or unrelated by marriage. It
7 may also accept as a resident in any dwelling
8 accommodation or in any elder or elderly public
9 housing project, in the case of illness or other
10 disability of an elder who is a resident in the
11 dwelling accommodation or in the elder or elderly
12 public housing project, a person designated by the
13 elder as the elder's live-in aide whose qualifications
14 as a live-in aide are verified by the administration,
15 although the person is not an elder; provided that the
16 person shall cease to be a resident therein upon the
17 recovery of, or removal from the elder or elderly
18 public housing project of, the elder;
- 19 (3) It may rent or lease to an elder a dwelling
20 accommodation consisting of any number of rooms as the
21 administration deems necessary or advisable to provide
22 safe and sanitary accommodations to the proposed



1 resident or residents thereof without overcrowding;

2 and

3 (4) Notwithstanding that the elder has no written rental
4 agreement or that it has expired, so long as the elder
5 continues to tender the usual rent to the
6 administration or proceeds to tender receipts for rent
7 lawfully withheld, no action or proceeding to recover
8 possession of the dwelling unit may be maintained
9 against the elder, nor shall the administration
10 otherwise cause the elder to quit the dwelling unit
11 involuntarily, demand an increase in rent from the
12 elder, or decrease the services to which the elder has
13 been entitled during hospitalization of the elder due
14 to illness or other disability."

15 SECTION 11. There is appropriated out of the general
16 revenues of the State of Hawaii the sum of \$, or so
17 much thereof as may be necessary for fiscal year 2006-2007, for
18 deposit into the rental housing trust fund under section
19 201G-432, Hawaii Revised Statutes.

20 The sum appropriated shall be expended by the Hawaii public
21 housing administration for the purposes of this part.

1 SECTION 12. Section 201G-231, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "[~~f~~]**\$201G-231**[~~f~~] **Rent supplements.** (a) The
4 administration [~~is authorized to~~] may make, and contract to
5 make, annual payments to a "housing owner" on behalf of a
6 "qualified tenant", as those terms are defined in this subpart,
7 in [~~such~~] amounts and under [~~such~~] circumstances as are
8 prescribed in or pursuant to this subpart. No payment on behalf
9 of a qualified tenant shall exceed a segregated amount of [~~\$160~~]
10 \$ _____ a month.

11 (b) The administration may use state rent supplement
12 program funds for project-based operating subsidies for state
13 low-income housing units that are transferred by the
14 administration to private organizations for the purpose of
15 managing and operating the units; provided that:

16 (1) Fifty per cent of the units are rented to persons or
17 families whose income does not exceed fifty per cent
18 of the median family income as determined by the
19 United States Department of Housing and Urban
20 Development; and

21 (2) The remainder of the units are rented to persons or
22 families whose income does not exceed sixty per cent



1 of the median family income as determined by the
2 United States Department of Housing and Urban
3 Development."

4 SECTION 13. Section 201G-233, Hawaii Revised Statutes, is
5 amended to read as follows:

6 "**§201G-233 Qualified tenant defined.** As used in this
7 subpart, the term "qualified tenant" means any single person or
8 family, pursuant to criteria and procedures established by the
9 administration, that has been determined to have an income not
10 exceeding the very low income limit [~~as determined by the~~
11 ~~administration~~], exclusive of public assistance, pursuant to
12 rules adopted by the administration; provided that the qualified
13 tenant's primary place of residence shall be in the State [~~of~~
14 ~~Hawaii~~] or that the qualified tenant intends to make the State
15 [~~of Hawaii~~] the qualified tenant's primary place of residence.
16 The terms "qualified tenant" and "tenant" include a member of a
17 cooperative who satisfies the foregoing requirements and who,
18 upon resale of the member's membership to the cooperative, will
19 not be reimbursed for more than fifty per cent of any equity
20 increment accumulated through payments under this subpart. With
21 respect to members of a cooperative, the terms "rental" and
22 "rental charges" mean the charges under the occupancy agreements



1 between the members and the cooperative. [~~The term "qualified~~
2 ~~tenant" shall not include any person receiving money payments~~
3 ~~for public assistance from the department of human services;~~
4 ~~provided that the term "public assistance" shall exclude aid~~
5 ~~provided through the federal Supplemental Security Income~~
6 ~~Program.] "~~

7 SECTION 14. There is appropriated out of state low-income
8 housing revolving fund under section 201G-45, Hawaii Revised
9 Statutes, the sum of \$, or so much thereof as may be
10 necessary for fiscal year 2006-2007, for repair and maintenance
11 of public housing projects.

12 The sum appropriated shall be expended by the Hawaii public
13 housing administration for the purposes of this part.

14 SECTION 15. There is appropriated out of the general
15 revenues of the State of Hawaii the sum of \$, or so
16 much thereof as may be necessary for fiscal year 2006-2007, to
17 repair and modernize vacant units in federal and state public
18 housing projects.

19 The sum appropriated shall be expended by the Hawaii public
20 housing administration for the purposes of this part.

21 PART III. AFFORDABLE HOUSING

1 SECTION 16. There is appropriated out of the general
2 revenues of the State of Hawaii the sum of \$, or so
3 much thereof as may be necessary for fiscal year 2006-2007, for
4 the homeownership project of Habitat for Humanity, to prevent
5 homelessness.

6 The sum appropriated shall be expended by the Hawaii public
7 housing administration for the purposes of this part.

8 SECTION 17. The director of finance is authorized to issue
9 general obligation bonds in the sum of \$, or so much
10 thereof as may be necessary, and the same sum, or so much
11 thereof as may be necessary, is appropriated for fiscal year
12 2006-2007, for the purpose of the development of affordable
13 housing.

14 The bond issuance shall finance projects of for-profit and
15 non-profit entities or organizations for development of mixed
16 use projects; provided that per cent of such projects
17 shall be reserved for persons and families below fifty per cent
18 of the state median income level, and per cent shall be
19 reserved for persons and families below thirty per cent of the
20 state median income level.

21 SECTION 18. The appropriation made for the capital
22 improvement project authorized by this part shall not lapse at



1 the end of the fiscal biennium for which the appropriation is
2 made; provided that all moneys from the appropriation
3 unencumbered as of June 30, 2008, shall lapse as of that date.

4 SECTION 19. The sum appropriated shall be expended by the
5 Hawaii public housing administration pursuant to section
6 201G-113(e), Hawaii Revised Statutes, for the purposes of this
7 part.

8 SECTION 20. Section 235-110.8, Hawaii Revised Statutes, is
9 amended to read as follows:

10 "**§235-110.8 Low-income housing tax credit.** (a) Section
11 42 (with respect to low-income housing credit) of the Internal
12 Revenue Code shall be operative for the purposes of this chapter
13 as provided in this section.

14 (b) Each taxpayer subject to the tax imposed by this
15 chapter, who has filed [+]a[+] net income tax return for a
16 taxable year may claim a low-income housing tax credit against
17 the taxpayer's net income tax liability. The amount of the
18 credit shall be deductible from the taxpayer's net income tax
19 liability, if any, imposed by this chapter for the taxable year
20 in which the credit is properly claimed on a timely basis. A
21 credit under this section may be claimed whether or not the



1 taxpayer claims a federal low-income housing tax credit pursuant
2 to section 42 of the Internal Revenue Code.

3 (c) The low-income housing tax credit shall be fifty per
4 cent of the applicable percentage of the qualified basis of each
5 building located in Hawaii. The applicable percentage shall be
6 calculated as provided in section 42(b) of the Internal Revenue
7 Code.

8 (d) Construction of new affordable housing units and
9 rehabilitation of existing affordable housing units shall
10 qualify a taxpayer to be eligible for the low-income housing tax
11 credit. For purposes of this subsection, "affordable housing"
12 means a housing unit for an individual or family at or below one
13 hundred forty per cent of the median family income as determined
14 by the United States Department of Housing and Urban
15 Development.

16 [~~(d)~~ For] (e) Except as provided in subsection (d), for
17 the purposes of this section, the determination of:

- 18 (1) Qualified basis and qualified low-income building
19 shall be made under section 42(c);
- 20 (2) Eligible basis shall be made under section 42(d);
- 21 (3) Qualified low-income housing project shall be made
22 under section 42(g);



1 (4) Recapture of credit shall be made under section 42(j),
2 except that the tax for the taxable year shall be
3 increased under section 42(j)(1) only with respect to
4 credits that were used to reduce state income taxes;

5 and

6 (5) Application of at-risk rules shall be made under
7 section 42(k);

8 of the Internal Revenue Code.

9 [~~(e)~~] (f) As provided in section 42(e), rehabilitation
10 expenditures shall be treated as separate new building and their
11 treatment under this section shall be the same as in section
12 42(e). The definitions and special rules relating to credit
13 period in section 42(f) and the definitions and special rules in
14 section 42(i) shall be operative for the purposes of this
15 section.

16 [~~(f)~~] (g) The state housing credit ceiling under section
17 42(h) shall be zero for the calendar year immediately following
18 the expiration of the federal low-income housing tax credit
19 program and for any calendar year thereafter, except for the
20 carryover of any credit ceiling amount for certain projects in
21 progress which, at the time of the federal expiration, meet the
22 requirements of section 42.



1 ~~(g)~~ (h) The credit allowed under this section shall be
2 claimed against net income tax liability for the taxable year.
3 For the purpose of deducting this tax credit, net income tax
4 liability means net income tax liability reduced by all other
5 credits allowed the taxpayer under this chapter.

6 A tax credit under this section ~~which~~ that exceeds the
7 taxpayer's income tax liability may be used as a credit against
8 the taxpayer's income tax liability in subsequent years until
9 exhausted. All claims for a tax credit under this section
10 ~~must~~ shall be filed on or before the end of the twelfth month
11 following the close of the taxable year for which the credit may
12 be claimed. Failure to properly and timely claim the credit
13 shall constitute a waiver of the right to claim the credit. A
14 taxpayer may claim a credit under this section only if the
15 building or project is a qualified low-income housing building
16 or a qualified low-income housing project under section 42 of
17 the Internal Revenue Code.

18 Section 469 (with respect to passive activity losses and
19 credits limited) of the Internal Revenue Code shall be applied
20 in claiming the credit under this section.

21 ~~(h)~~ (i) The director of taxation may adopt any rules
22 under chapter 91 and forms necessary to carry out this section."



1 SECTION 21. Chapter 235, Hawaii Revised Statutes, is
2 amended by adding a new part to be appropriately designated and
3 to read as follows:

4 "PART . MORTGAGE CREDIT CERTIFICATES

5 §235-A Definitions. As used in this part:

6 "Certificate credit rate" means the rate of the credit
7 allowable by this part that is specified in the mortgage credit
8 certificate.

9 "Certified indebtedness amount" means the amount of
10 indebtedness that is incurred by the taxpayer to acquire the
11 principal residence of the taxpayer and specified in the
12 mortgage credit certificate.

13 "Mortgage credit certificate" means any certificate that is
14 issued under a qualified mortgage credit certificate program to
15 the taxpayer in connection with the acquisition of the
16 taxpayer's principal residence, specifies the certificate credit
17 rate and the certified indebtedness amount, and is in a form as
18 the director of taxation may prescribe.

19 "Principal residence" has the same meaning as used in
20 section 121 of the federal Internal Revenue Code of 1986, as
21 amended.

1 "Qualified mortgage credit certificate program" means any
2 program:

3 (1) Under which the indebtedness certified by mortgage
4 credit certificates meets the following requirements:

5 (A) The residence financed by the indebtedness is a
6 single-family residence in the State that can
7 reasonably be expected to become the principal
8 residence of the mortgagor within a reasonable
9 time after the financing is provided;

10 (B) The mortgagor had no present ownership interest
11 in the mortgagor's principal residence at any
12 time during the three-year period ending on the
13 date that the mortgage is executed;

14 (C) The purchase price of the residence financed by
15 the indebtedness does not exceed , and

16 (D) The income of the mortgagor does not exceed
17 \$;

18 (2) Under which no mortgage credit certificate may be
19 issued with respect to any residence for which any of
20 the financing is provided from the proceeds of a
21 qualified mortgage bond or a qualified veterans'
22 mortgage bond;

1 (3) Except to the extent provided in rules, that is not
2 limited to indebtedness incurred from particular
3 lenders; and

4 (4) Except to the extent provided in rules, that provides
5 that a mortgage credit certificate is not
6 transferable.

7 **§235-B Allowance of credit.** (a) There shall be allowed
8 as a credit against the tax imposed by this chapter, for the
9 taxable year, an amount equal to the product of:

10 (1) The certificate credit rate; and

11 (2) The interest paid or accrued by the taxpayer during
12 the taxable year on the remaining principal of the
13 certified indebtedness amount.

14 (b) If the certificate credit rate exceeds twenty per
15 cent, the amount of the credit allowed to the taxpayer under
16 this section for any taxable year shall not exceed \$2,000.

17 (c) If two or more persons hold interests in any
18 residence, the limitation of subsection (b) shall be allocated
19 among the persons in proportion to their respective interests in
20 the residence.

21 **§235-C Determination of certificate credit rate.** For
22 purposes of this part, the certificate credit rate specified in



1 any mortgage credit certificate shall not be less than ten per
2 cent or more than fifty per cent.

3 **§235-D Aggregate limit on certificate credit rates.** In
4 the case of each qualified mortgage credit certificate program,
5 the sum of the products determined by multiplying the certified
6 indebtedness amount of each mortgage credit certificate issued
7 under the program, by the certificate credit rate with respect
8 to the certificate, shall not exceed the amount authorized by
9 the legislature for that year by adoption of a concurrent
10 resolution.

11 **§235-E Carry forward of unused credit.** (a) If the credit
12 allowable under this part for any taxable year exceeds the
13 applicable tax limit for the taxable year, the excess shall
14 carryover to each of the three succeeding taxable years and,
15 subject to the limitations of subsection (b), shall be added to
16 the credit allowable by this part for the succeeding taxable
17 year.

18 (b) The amount of the unused credit that may be taken into
19 account under this section for any taxable year shall not exceed
20 the amount, if any, by which the applicable tax limit for the
21 taxable year exceeds the sum of:



1 (1) The credit allowable under this part for the taxable
2 year determined without regard to this section; and

3 (2) The amounts that, by reason of this section, are
4 carried to the taxable year and are attributable to
5 taxable years before the unused credit year.

6 **§235-F Indebtedness not treated as certified where certain**
7 **requirements not, in fact, met.** (a) This part shall not apply
8 to any indebtedness if all the requirements of section 235- ,
9 were not, in fact, met with respect to the indebtedness.

10 (b) Except to the extent otherwise provided in rules
11 adopted by the director, the requirements under this part shall
12 be treated as met if there is a certification, under penalty of
13 perjury, that the requirements are met.

14 **§235-G Period for which certificate in effect.** (a)
15 Except as otherwise provided in this part, a mortgage credit
16 certificate shall be treated as in effect with respect to
17 interest attributable to the period:

18 (1) Beginning on the date the certificate is issued; and

19 (2) Ending on the earlier of:

20 (A) The date that is specified in the certificate; or

21 (B) The date on which the residence to which the
22 certificate relates ceases to be the principal



1 residence of the individual to whom the
2 certificate relates.

3 (b) A certificate shall not apply to any indebtedness that
4 is incurred after the close of the second calendar year
5 following the calendar year in which the certificate is issued.

6 **§235-H Interest paid or accrued to related persons.** No
7 credit shall be allowed under this part for any interest paid or
8 accrued to a person who is a related person to the taxpayer,
9 within the meaning of section 144(a)(3)(A) of the federal
10 Internal Revenue Code of 1986, as amended.

11 **§235-I Reporting requirements.** (a) Each person who makes
12 a loan that is a certified indebtedness amount under any
13 mortgage credit certificate shall file a report with the
14 director containing:

- 15 (1) The name, address, and social security account number
16 of the individual to which the certificate was issued;
17 (2) The certificate's issuer, date of issue, certified
18 indebtedness amount, and certificate credit rate; and
19 (3) Any other information as the director may require by
20 rules.

21 (b) Each person who issues a mortgage credit certificate
22 shall file a report showing the information as the director

1 shall prescribe by rules. Any report shall be filed at a time
2 and in a manner as the director may require by rules.

3 **§235-J Rules.** The director shall adopt rules pursuant to
4 chapter 91 as may be necessary to carry out the purposes of this
5 part, including rules that may require recipients of mortgage
6 credit certificates to pay a reasonable processing fee to defray
7 the expenses incurred in administering the program."

8 SECTION 22. There is appropriated out of the general
9 revenues of the State of Hawaii the sum of \$, or so
10 much thereof as may be necessary for fiscal year 2006-2007, for
11 the purposes of this part.

12 The sum appropriated shall be expended by the department of
13 taxation for the purposes of this part.

14 SECTION 23. The department of land and natural resources
15 shall initiate transfer to the Hawaii housing finance and
16 development administration, no later than December 1, 2006, the
17 lands identified in Appendix F of the Joint Legislative Housing
18 and Homeless Task Force Report to the 2006 session of the
19 Legislature as suitable for affordable housing development.

20 SECTION 24. There is appropriated out of the general
21 revenues of the State of Hawaii the sum of \$, or so much
22 thereof as may be necessary for fiscal year 2006-2007, for



1 interim construction loans for up to ten homes to be developed
2 as self-help ownership homes by private organizations or
3 community trusts on land leased from the State and administered
4 in accordance with subpart B of part III of chapter 201G, Hawaii
5 Revised Statutes.

6 The sum appropriated shall be expended by the Hawaii
7 housing finance and development administration for the purposes
8 of this part.

9 PART IV. GENERAL PROVISIONS

10 SECTION 25. In codifying the new sections added by section
11 21 of this Act, the revisor of statutes shall substitute
12 appropriate section numbers for the letters used in designating
13 the new sections in this Act.

14 SECTION 26. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 27. This Act shall take effect on July 1, 2006;
17 provided that sections 20 and 21 shall apply to taxable years
18 beginning after December 31, 2005.



Report Title:

Housing Omnibus Bill

Description:

Requires public housing set asides for grandparents raising grandchildren; makes appropriations for repair and maintenance of public housing, improvements to infrastructure for new and existing transitional housing, support services provided by homeless shelters, shelter care plus program, housing placement program, habitat for humanity, and rental housing trust fund. Authorizes bond issuance for affordable housing. Allows public assistance recipients to receive rental income supplements. Amends rental income supplements. Appropriates funds for homeless and transitional housing programs. Appropriates funds to repair vacant public housing units. Allows state-owned parcels to be leased for the development of self-help housing. Amends the state low-income housing tax credit to be used for construction and rehabilitation of existing affordable housing units. Assists low and moderate income home buyers by providing a state income tax credit up to or equal to 20% of the annual mortgage interest payment. (SD2)

