

JAN 25 2006

A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The senate and house of representatives of the
2 twenty-third legislature of the State of Hawaii, regular session
3 of 2005, enacted Act 196, Relating to Housing, and section 35 of
4 that act established the joint legislative housing and homeless
5 task force to further identify near-term solutions to Hawaii's
6 affordable housing and homeless problem. The task force issued
7 its report with findings and recommendations in January 2006.
8 The task force recommended in general that the State: (1)
9 leverage more sources of financing for affordable housing; (2)
10 make available more public land for the development of
11 affordable housing; (3) streamline government approvals and
12 permitting of affordable housing projects; (4) build more
13 offsite infrastructure to serve affordable housing; (5)
14 appropriate additional funds for transitional housing, shelters,
15 and services for the homeless population; and (6) preserve and
16 maintain the existing public housing stock.

17 The specific recommendations of the task force for studies
18 relating to affordable housing include: (1) authorizing a study



1 identifying available land from the large estates that are
2 divesting their holdings, or lands previously used for sugar and
3 pineapple plantations, that could be developed for affordable
4 housing, and examining the feasibility of having the State
5 acquire those lands for affordable housing development through a
6 land bank or land trust; and (2) directing the legislative
7 reference bureau to: (a) study and assess the government-
8 subsidized affordable housing projects currently in private
9 ownership that are eligible to convert to market-priced housing
10 over the next five years, and (b) prepare a plan on the measures
11 and incentives that can be implemented, together with cost
12 estimates, to retain these projects as affordable housing.

13 The purpose of this Act is to implement the recommendations
14 of the task force with regard to identifying available land for
15 affordable housing and preparing a plan for retaining subsidized
16 affordable units eligible for conversion to market-priced
17 housing.

18 SECTION 2. The office of planning shall identify available
19 land from the large estates that could be developed for
20 affordable housing, and examine the feasibility of state
21 acquisition of those lands for affordable housing development
22 through a land bank or land trust. The office shall report its



1 findings and recommendations to the legislature no later than
2 twenty days prior to the convening of the regular session of
3 2007.

4 SECTION 3. The legislative reference bureau shall: (1)
5 study and assess the government-subsidized affordable housing
6 projects currently in private ownership that are eligible to
7 convert to market-priced housing over the next five years, and
8 (2) prepare a plan on the measures and incentives that can be
9 implemented, together with cost estimates, to retain these
10 projects as affordable housing. The bureau shall report its
11 findings and recommendations to the legislature no later than
12 twenty days prior to the convening of the regular session of
13 2007.

14 SECTION 4. There is appropriated out of the general
15 revenues of the State of Hawaii the sum of \$50,000, or so much
16 thereof as may be necessary for fiscal year 2006-2007, for the
17 purposes of section 2 of this Act.

18 The sum appropriated shall be expended by the department of
19 business, economic development and tourism.

20 SECTION 5. This Act shall take effect on July 1, 2006.

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Report Title:

Affordable Housing; Land; Estates; Agriculture; Land Bank; Land Trust

Description:

Requires the office of planning to identify available private lands for acquisition and development for affordable housing. Requires the legislative reference bureau to study and assess private government-subsidized housing and prepare a plan to retain these projects as affordable housing. Appropriates funds for the purposes of the Act.

