
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. The purpose of this Act is to establish a
2 demonstration project in Waianae on Oahu and in South Kohala on
3 the island of Hawaii, to identify the cost drivers that force
4 the price of housing to a level beyond the means of most Hawaii
5 residents and to address those cost drivers.

6 SECTION 2. (a) The Hawaii housing finance and development
7 corporation shall establish and operate an affordable housing
8 demonstration project. The demonstration project shall be
9 located in Waianae on Oahu and South Kohala on the island of
10 Hawaii.

11 (b) The Hawaii housing finance and development corporation
12 shall issue a request for proposals to develop the two
13 affordable housing projects. The request for proposals, at a
14 minimum, shall include the following:

15 (1) No environmental assessment, environmental impact
16 statement, or building permits shall be required;

17 (2) The developer shall indicate the infrastructure that
18 shall be built in the development;



1 (3) The demonstration project shall be exempt from county
2 requirements for the installation of curbs, gutters,
3 and sidewalks;

4 (4) The developer shall bond the project. Upon the final
5 inspection of the project, the bond shall be used to
6 correct any discrepancies that are found; and

7 (5) The developer shall provide:

8 (A) An itemized cost of the project;

9 (B) A separate listing of the markup; and

10 (C) A separate listing, if any, of the cost of
11 studies or approvals required for the project.

12 (c) The proposals from the developers shall contain the
13 following elements:

14 (1) The location of appropriate state land in the target
15 areas to be developed as leasehold property for the
16 homebuyers;

17 (2) Plans and specifications for a minimum of twenty units
18 and maximum of forty units;

19 (3) Sales price of the units on a leasehold basis;

20 (4) Parks and other recreational facilities that will be
21 built as part of the development; and



1 (5) Essential service facilities that will be built as
2 part of the development, such as fire stations.

3 (d) The Hawaii housing finance and development corporation
4 shall submit to the legislature a report of its findings and
5 recommendations on the demonstration project no later than
6 twenty days prior to the convening of the regular session of
7 2010.

8 SECTION 3. This Act shall take effect on July 1, 2007, and
9 shall be repealed on July 1, 2010.

10

INTRODUCED BY: ML

M. L.

JAN 18 2007



Report Title:

Affordable Housing Demonstration Project

Description:

Requires the Hawaii Housing and Finance Development Corporation to establish an affordable housing demonstration project in Waianae on Oahu and South Kohala on the island of Hawaii.

