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# A BILL FOR AN ACT

RELATING TO PUBLIC HOUSING.

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

1           SECTION 1. The purpose of this Act is to authorize the  
2 Hawaii public housing authority to include in a request for  
3 proposals for the construction or renovation of a public housing  
4 project a price preference or scoring bonus to an offeror who  
5 proposes to concurrently redevelop an adjacent site.

6           SECTION 2. Chapter 356D, Hawaii Revised Statutes, is  
7 amended by adding a new section to part I to be appropriately  
8 designated and to read as follows:

9           "§356D-A Price preference or scoring bonus to offeror who  
10 proposes to redevelop adjacent real property concurrently with  
11 construction or renovation of a federal or state low-income  
12 housing project. (a) The authority may include in a request  
13 for proposals for the construction or renovation of a federal or  
14 state low-income housing project under this chapter a price  
15 preference or scoring bonus to an offeror who has redeveloped  
16 or, concurrently with the proposed construction or renovation  
17 work, proposes to redevelop an offeror-controlled adjacent site  
18 to make available new or renovated dwelling units for low-income



1 households. For purposes of this section, "offeror-controlled  
2 adjacent site" means real property that is adjacent to the  
3 boundaries of the subject federal or state low-income housing  
4 project and either owned in fee simple by the offeror or leased  
5 to the offeror for at least thirty years.

6 (b) A request for proposals issued pursuant to this  
7 section shall expressly state that:

8 (1) A proposal:

9 (A) To concurrently redevelop an adjacent site is an  
10 option that may be exercised by the offeror; or

11 (B) That cites as a public benefit the completed or  
12 ongoing redevelopment of dwelling units for low-  
13 income households on an offeror-controlled  
14 adjacent site; and

15 (2) An offeror shall not be disqualified solely because  
16 the offeror fails or refuses to submit a proposal that  
17 includes an option to redevelop an adjacent site.

18 (c) If providing a price preference, the request for  
19 proposals shall identify the percentage of preference, which may  
20 vary according to the following in relation to the adjacent  
21 site:



- 1        (1) The extent and type of the proposed completed, or
- 2                ongoing redevelopment activity;
- 3        (2) Tenure of the offeror; and
- 4        (3) Number of dwelling units proposed to be or actually
- 5                made available to low-income households.
- 6        (d) If providing a scoring bonus, the request for
- 7 proposals shall describe:

- 8        (1) The criteria for evaluating the proposed, completed,
- 9                or ongoing redevelopment activity;
- 10        (2) Relative importance of the redevelopment criterion
- 11                compared to other criteria; and
- 12        (3) Other terms and conditions to clearly describe the
- 13                scoring bonus."

14        SECTION 3. Section 356D-17, Hawaii Revised Statutes, is

15 amended to read as follows:

16        "[+]§356D-17[+] **Public works contracts.** The authority may

17 make, execute, and carry out contracts for, or in connection

18 with, any public housing project in the manner provided in

19 chapter 103D [~~and~~], section 103-53[+], and[~~, with~~] section

20 356D-A. With regard to the contracts, the term "procurement

21 officer", as used in chapter 103D, shall mean the authority or

22 officer authorized by the authority to act as its contracting



1 officer. Unless made and executed in the name of the State,  
2 each contract made and executed as authorized in this section  
3 shall state therein that it is so made and executed."

4 SECTION 4. In codifying the new section added by section 2  
5 of this Act, the revisor of statutes shall substitute the  
6 appropriate section number for the letter used in designating  
7 the new section in this Act.

8 SECTION 5. Statutory material to be repealed is bracketed  
9 and stricken. New statutory material is underscored.

10 SECTION 6. This Act shall take effect upon its approval.

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INTRODUCED BY:

Calvin K. Boy

BY REQUEST

JAN 18 2008



**Report Title:**

Public Housing; Price Preference; Adjacent Redevelopment

**Description:**

Authorizes the Hawaii public housing authority to include as part of a request for proposals for the construction or renovation of a public housing project a price preference or scoring bonus for a person who proposes to concurrently redevelop adjacent real property.

