
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- 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



1 to make available new or renovated dwelling units for low-income
2 households.

3 (b) A request for proposals issued pursuant to this
4 section may:

5 (1) Expressly state that concurrently redeveloping an
6 adjacent site is an option that may be exercised by
7 the offeror;

8 (2) Cite as a public benefit the completed or ongoing
9 redevelopment of dwelling units for low-income
10 households on an offeror-controlled adjacent site; and

11 (3) An offeror shall not be disqualified solely because
12 the offeror fails or refuses to submit a proposal that
13 includes an option to redevelop an adjacent site.

14 (c) If providing a price preference, the request for
15 proposals shall identify the percentage of preference, which may
16 vary according to the following in relation to the adjacent
17 site:

18 (1) The extent and type of the proposed completed, or
19 ongoing redevelopment activity;

20 (2) Tenure of the offeror; and

21 (3) Number of dwelling units proposed to be or actually
22 made available to low-income households.



1 (d) If providing a scoring bonus, the request for
2 proposals may describe:

3 (1) The criteria for evaluating the proposed, completed,
4 or ongoing redevelopment activity;

5 (2) Relative importance of the redevelopment criterion
6 compared to other criteria; and

7 (3) Other terms and conditions to clearly describe the
8 scoring bonus.

9 (e) For purposes of this section, "offeror-controlled
10 adjacent site" means real property that is adjacent to the
11 boundaries of the subject federal or state low-income housing
12 project and either owned in fee simple by the offeror or leased
13 to the offeror for at least thirty years."

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[~~7~~], and[~~, with~~] section
20 356D- . 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. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

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



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. (HB2665 HD1)

