
HOUSE CONCURRENT RESOLUTION

URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO ISSUE A REQUEST
FOR PROPOSALS TO FORM A PUBLIC/PRIVATE PARTNERSHIP TO
RENOVATE THE STATE'S PUBLIC HOUSING INVENTORY.

1 WHEREAS, the availability of clean, safe, and decent
2 housing can play a significant role in an individual's emergence
3 from poverty; and

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5 WHEREAS, much of the Hawaii Public Housing Authority's
6 (HPHA) inventory of affordable housing projects is nearly 60
7 years old and in a state of disrepair and deterioration; and

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9 WHEREAS, an IBM study conducted nearly six years ago
10 determined that more than \$600,000,000 in repairs were needed to
11 bring the State's stock of public housing up to standard; and

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13 WHEREAS, the current estimate for repair and renovation of
14 the State's 50 public housing projects is over \$5,000,000,000;
15 and

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17 WHEREAS, the limitation in resources has been compounding
18 the problem of deteriorating public housing as cost-cutting
19 efforts have resulted in both the acquisition of minimal quality
20 infrastructure and an inability to maintain that infrastructure
21 on an ongoing basis; and

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23 WHEREAS, any solution to the existing public housing crisis
24 must provide for long-term sustainability; and

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26 WHEREAS, new United States Department of Housing and Urban
27 Development guidelines will mandate asset based management
28 beginning July 1, 2008, that will, in part, grant subsidies on a
29 project by project basis depending upon the self-sufficiency of
30 each project; and



1 WHEREAS, the State of Hawaii can no longer afford to
2 continue building public housing, but must make every effort to
3 ensure what inventory it does have is viewed as transitional
4 housing; and

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6 WHEREAS, the repair and renovation of existing public
7 housing will require financial resources far beyond the State's
8 capacity; and

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10 WHEREAS, financial resources from the private sector are
11 needed to be leveraged with the use of federal and state low-
12 income housing tax credits and the use of Hawaii's allocation of
13 federal private activity bonds to finance the repair and
14 renovation of Hawaii's public housing inventory; and

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16 WHEREAS, it is critical that the public/private partnership
17 include private sector developers and financial institutions
18 that are stakeholders in the Hawaii community, and that have
19 demonstrated a commitment to building affordable and low-income
20 housing in the State; and

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22 WHEREAS, as the Hawaiian economy begins to slow along with
23 the rest of the nation, it is also critical that repair and
24 renovation of the State's public housing inventory be undertaken
25 with local building trades that will provide local employment
26 over the coming years; and

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28 WHEREAS, the Legislature recognizes that the HPHA Board, in
29 its efforts to provide lower income families with decent, safe,
30 and sanitary housing, has been actively exploring ways to
31 accomplish the renovation and repair of the State's public
32 housing inventory; now, therefore,

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34 BE IT RESOLVED by the House of Representatives of the
35 Twenty-fourth Legislature of the State of Hawaii, Regular
36 Session of 2008, the Senate concurring, that HPHA is urged to
37 issue a request for proposals to form a public/private
38 partnership for the purpose of reconstructing, renovating, and
39 repairing HPHA's inventory of public housing projects; and

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41 BE IT FURTHER RESOLVED that the request for proposals be
42 issued as soon as possible with a goal of proceeding with the
43 renovation of the first housing project no later than the end of
44 2009, and that the selection process give priority to



1 stakeholders in the community and to those who have demonstrated
2 a commitment to building affordable and low-income housing, and
3 who have the expertise to leverage resources such as federal and
4 state low-income housing tax credits and federal private
5 activity bonds to finance the repair and renovation of the
6 public housing inventory; and
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8 BE IT FURTHER RESOLVED that the request for proposals give
9 priority to proposals that demonstrate the financial capacity to
10 address the scale of the public housing repair and renovation
11 crisis; and
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13 BE IT FURTHER RESOLVED that HPHA consider the application
14 of sections 356D-12 and 356D-44, Hawaii Revised Statutes, in
15 issuing the request for proposals; and
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17 BE IT FURTHER RESOLVED that should HPHA need additional
18 legislation or resources, that it advise the Legislature of such
19 needs at least 20 days prior to the convening of the Regular
20 Session of 2010; and
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22 BE IT FURTHER RESOLVED that certified copies of this
23 Concurrent Resolution be transmitted to the Chair and Executive
24 Director of the Hawaii Public Housing Authority.

