
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 **PART I. FINDINGS AND PURPOSE**

2 SECTION 1. The legislature finds that the homeless and
3 affordable housing crises continue to be two of the State's most
4 significant and challenging social problems.

5 The most recent estimate of the total number of homeless
6 persons in the state is six thousand twenty-nine on any given
7 day. In addition, the Hawaii Homeless Point-in-Time Study of
8 2003 found that over four thousand of these homeless persons are
9 unsheltered. This is indicative of the limited shelter space
10 available in the state.

11 Also troubling is the fact that a staggering thirty-seven
12 per cent of the unsheltered homeless are individuals of Hawaiian
13 or part-Hawaiian ancestry. Equally troubling is the fact that
14 on any given day, there are eight hundred thirty-eight homeless
15 children in the state. None of these numbers reflect the number
16 of people who are considered hidden homeless or those who are
17 at-risk of homelessness.



1 The housing crisis requires government to explore
2 alternative means of providing shelter to Hawaii's residents.
3 Large numbers of native Hawaiians are currently without shelter.
4 Indigenous forms of shelter may be an option for many native
5 Hawaiians as provided under section 46-1.55, Hawaii Revised
6 Statutes. However, only Maui county has amended its building
7 code to allow for the construction of indigenous Hawaiian
8 structures, and no counties have amended their codes to allow
9 for the construction of indigenous Hawaiian dwellings for
10 residential purposes.

11 Housing, in general, is a critical issue for many residents
12 in Hawaii, where the costs of homeownership and rentals are
13 increasing. The prospect of making high mortgage payments and
14 saving enough money for the downpayment and closing costs needed
15 to buy a home at current market prices is a formidable
16 challenge. Even higher income families must often seek help
17 from relatives to overcome this obstacle. More needs to be done
18 to increase the inventory of, and ensure that residents have
19 access to, affordable housing as well.

20 The legislature recognizes that meaningful solutions to
21 Hawaii's housing and homeless problems must be found.



- 1 The purpose of this Act is to:
- 2 (1) Provide funding for various homeless shelters and
3 transitional housing programs and services;
- 4 (2) Provide funding for a census, interviews, and homeless
5 best practice solutions for the Waianae Coast homeless
6 population;
- 7 (3) Require the Hawaii housing finance and development
8 corporation to create an affordable housing inventory
9 registry;
- 10 (4) Increase the percentage allocation of conveyance tax
11 revenues to the rental housing trust fund and extend
12 the sunset date for these allocations to June 30,
13 2012;
- 14 (5) Provide funding for various affordable and public
15 housing programs; and
- 16 (6) Require counties to adopt rules to allow for the
17 construction of indigenous Hawaiian structures by
18 March 31, 2008.

19 **PART II. THE HOMELESS**

20 SECTION 2. There is appropriated out of the general
21 revenues of the State of Hawaii the sum of \$ _____, or so
22 much thereof as may be necessary for the fiscal year 2007-2008,



1 for homeless facilities, emergency shelters, and transitional
2 shelters, as defined by section 356D-121, Hawaii Revised
3 Statutes.

4 The sum appropriated shall be expended by the Hawaii public
5 housing authority for the purposes of this section.

6 SECTION 3. There is appropriated out of the general
7 revenues of the State of Hawaii the sum of \$, or so
8 much thereof as may be necessary for fiscal year 2007-2008, and
9 the same sum, or so much thereof as may be necessary for fiscal
10 year 2008-2009, to provider agencies, as defined by section
11 356D-121, Hawaii Revised Statutes, who offer outreach or support
12 services, or both, to unsheltered homeless, at-risk homeless,
13 and those residing in homeless facilities, including emergency
14 shelters and transitional shelters.

15 The sums appropriated shall be expended by the department
16 of human services for the purposes of this section.

17 SECTION 4. There is appropriated out of the general
18 revenues of the State of Hawaii the sum of \$50,000 or so much
19 thereof as may be necessary for fiscal year 2007-2008 to
20 commission a study consisting of a census, interviews, and
21 homeless best practice solutions for the Waianae Coast homeless
22 population.



1 The sum appropriated shall be expended by the University of
2 Hawaii at Manoa college of social sciences public policy center
3 for the purposes of this Act.

4 **PART III. AFFORDABLE AND PUBLIC HOUSING**

5 SECTION 5. Section 201H-6, Hawaii Revised Statutes, is
6 amended to read as follows:

7 "[~~f~~]**\$201H-6**[~~h~~] **Housing advocacy and information system.**

8 (a) The corporation, with the assistance of other agencies
9 of the State and counties with related responsibilities, shall
10 develop and maintain a housing advocacy and information system
11 to aid the corporation in meeting the needs and demands of
12 housing consumers.

13 (b) In establishing and maintaining the housing advocacy
14 and information system, the corporation shall conduct market
15 studies, engage in community outreach, and solicit
16 recommendations from, and statistics and research developed by,
17 agencies of the United States, the State, the counties, private
18 research organizations, nonprofit community groups, trade
19 associations, including those of the construction and real
20 estate industries, departments, individuals at the University of
21 Hawaii, and housing consumers.



1 (c) The corporation shall analyze the information received
2 and make recommendations to the appropriate agencies and
3 developers.

4 (d) The corporation, through the housing advocacy and
5 information system, shall act as a clearinghouse for information
6 relating to housing conditions, needs, supply, demand,
7 characteristics, developments, trends in federal housing
8 programs, and housing laws, ordinances, rules, and regulations.

9 (e) The housing advocacy and information system may be
10 used by housing researchers, planners, administrators, and
11 developers and shall be coordinated with other housing research
12 efforts. The corporation shall maintain a current supply of
13 information, including means to gather new information through
14 surveys, contracted research, and investigations.

15 (f) The corporation, through the housing advocacy and
16 information system, shall develop and maintain an affordable
17 housing inventory registry to identify:

18 (1) Affordable housing projects developed by the
19 corporation utilizing moneys in the rental housing
20 trust fund or the dwelling unit revolving fund;

21 (2) State and federal public housing projects identified
22 by the Hawaii public housing authority;



- 1 (3) United States Department of Housing and Urban
2 Development Region 9 federally supported and privately
3 managed housing projects; and
- 4 (4) State and county lands that may be developed for
5 affordable housing, as defined in section 201H-57(b)."

6 SECTION 6. Act 100, Session Laws of Hawaii 2006, is
7 amended by amending section 30 to read as follows:

8 "SECTION 30. This Act shall take effect on July 1, 2006;
9 provided that on June 30, [~~2007,~~] 2012, section 21 shall be
10 repealed and section 247-7, Hawaii Revised Statutes, shall be
11 reenacted in the form in which it read on the day before the
12 approval of this Act."

13 SECTION 7. Section 247-7, Hawaii Revised Statutes, is
14 amended to read as follows:

15 "**§247-7 Disposition of taxes.** All taxes collected each
16 fiscal year under this chapter shall be paid into the state
17 treasury to the credit of the general fund of the State, to be
18 used and expended for the purposes for which the general fund
19 was created and exists by law; provided that of the taxes
20 collected each fiscal year:

- 21 (1) Ten per cent shall be paid into the land conservation
22 fund established pursuant to section 173A-5;



- 1 (2) [~~Fifty~~] _____ per cent shall be paid into the
2 rental housing trust fund established by section
3 [~~201G-432;~~] 201H-202; and
- 4 (3) Twenty-five per cent shall be paid into the natural
5 area reserve fund established by section 195-9;
6 provided that the funds paid into the natural area
7 reserve fund shall be annually disbursed by the
8 department of land and natural resources in the
9 following priority:
- 10 (A) To natural area partnership and forest
11 stewardship programs after joint consultation
12 with the forest stewardship committee and the
13 natural area reserves system commission;
- 14 (B) Projects undertaken in accordance with watershed
15 management plans pursuant to section 171-58 or
16 watershed management plans negotiated with
17 private landowners, and management of the natural
18 area reserves system pursuant to section 195-3;
19 and
- 20 (C) The youth conservation corps established under
21 chapter 193."



1 SECTION 8. There is appropriated out of the general
2 revenues of the State of Hawaii the sum of \$, or so
3 much thereof as may be necessary for fiscal year 2007-2008, and
4 the same sum, or so much thereof as may be necessary for fiscal
5 year 2008-2009, to be deposited in the rental housing trust
6 fund.

7 SECTION 9. There is appropriated out of the rental housing
8 trust fund the sum of \$, or so much thereof as may be
9 necessary for fiscal year 2007-2008, and the same sum, or so
10 much thereof as may be necessary for fiscal year 2008-2009, for
11 the planning, development, and construction of affordable
12 housing in cooperation with private and nonprofit developers.

13 The sums appropriated shall be expended by the Hawaii
14 housing finance and development corporation for the purposes of
15 this section.

16 SECTION 10. The director of finance is authorized to issue
17 general obligation bonds in the sum of \$, or so much
18 thereof as may be necessary, and the same sum, or so much
19 thereof as may be necessary, the proceeds of which are
20 appropriated for fiscal year 2007-2008, to be deposited in the
21 dwelling unit revolving fund.



1 SECTION 11. There is appropriated out of the dwelling unit
2 revolving fund the sum of \$, or so much thereof as may
3 be necessary for fiscal year 2007-2008, and the same sum, or so
4 much thereof as may be necessary for fiscal year 2008-2009, for
5 the planning, development, and construction of four thousand
6 affordable housing units in cooperation with private developers.

7 The sums appropriated shall be expended by the Hawaii
8 housing finance and development corporation for the purposes of
9 this section.

10 SECTION 12. There is appropriated out of the general
11 revenues of the State of Hawaii the sum of \$, or so
12 much thereof as may be necessary for fiscal year 2007-2008, for
13 the repair and maintenance of existing federal and state public
14 housing buildings.

15 The sum appropriated shall be expended by the Hawaii public
16 housing authority for the purpose of this section.

17 SECTION 13. The director of finance is authorized to issue
18 general obligation bonds in the sum of \$, or so much
19 thereof as may be necessary, and the same sum, or so much
20 thereof as may be necessary, the proceeds of which are
21 appropriated for fiscal year 2007-2008, for the purpose of
22 capital improvement projects.



1 The sum appropriated shall be expended by the Hawaii public
2 housing authority for the purpose of this section.

3 SECTION 14. The director of finance is authorized to issue
4 general obligation bonds in the sum of \$, or so much
5 thereof as may be necessary, and the same sum, or so much
6 thereof as may be necessary, the proceeds of which are
7 appropriated for fiscal year 2007-2008, for the repair and
8 maintenance of elevators in existing federal and state public
9 housing buildings.

10 The sums appropriated shall be expended by the Hawaii
11 public housing authority for the purposes of this section.

12 SECTION 15. There is appropriated out of the general
13 revenues of the State of Hawaii the sum of \$ or so much
14 thereof as may be necessary for fiscal year 2007-2008 and the
15 sum of \$ or so much thereof as may be necessary for
16 fiscal year 2008-2009 to provide continual operational funds to
17 provide matching funds for shelter plus care grants.

18 The sum appropriated shall be expended by the Hawaii public
19 housing authority for the purposes of this Act.

20 **PART IV. INDIGENOUS HAWAIIAN ARCHITECTURE**

21 SECTION 16. Section 46-1.55, Hawaii Revised Statutes, is
22 amended to read as follows:



1 "[+]§46-1.55[+] **Indigenous Hawaiian architecture.** (a)

2 Each county shall adopt ordinances allowing the exercise of
3 indigenous native Hawaiian architectural practices, styles,
4 customs, techniques, and materials historically employed by
5 native Hawaiians, in the county's building code, including but
6 not limited to residential and other structures comprised of
7 either rock wall or wood frame walls covered by thatches of
8 different native grasses or other natural material for roofs.

9 (b) The application of indigenous Hawaiian architecture
10 shall be permitted in all zoning districts; provided it is
11 consistent with the intent and purpose of the uniquely
12 designated, special, or historic district.

13 (c) All counties shall adopt rules to implement this
14 section no later than March 31, 2008. The rules adopted by Maui
15 County shall serve as a model."

16 **PART V.**

17 SECTION 17. The appropriations made in sections 10, 13,
18 and 14 of this Act shall not lapse at the end of the fiscal
19 biennium for which the appropriation is made; provided that all
20 appropriations that are unencumbered as of June 30, 2010, shall
21 lapse as of that date.



1 SECTION 18. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 19. This Act shall take effect on July 1, 2020;
4 provided that section 6 of this Act shall take effect on
5 June 29, 2020.



Report Title:

Housing Omnibus Bill

Description:

Extends the sunset date and changes the allocation of conveyance tax revenues to the Rental Housing Trust Fund. Requires the Hawaii Housing Finance and Development Corporation to create an affordable housing inventory registry. Requires counties to adopt rules to develop indigenous Hawaiian architecture. Appropriates funds for various homeless and housing programs and projects. (SB1917 HD1)

