
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
9 are unsheltered. This is indicative of the limited shelter
10 space 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 renting 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 (5) Provide funding for various affordable and public
- 14 housing programs; and
- 15 (6) Require counties to adopt rules to allow for the
- 16 construction of indigenous Hawaiian structures by
- 17 March 31, 2008.

18 PART II. THE HOMELESS

19 SECTION 2. There is appropriated out of the general

20 revenues of the State of Hawaii the sum of \$, or so

21 much thereof as may be necessary for the fiscal year 2007-2008,

22 for homeless facilities, emergency shelters, and transitional



1 shelters, as defined by section 356D-121, Hawaii Revised
2 Statutes.

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

5 SECTION 3. There is appropriated out of the general
6 revenues of the State of Hawaii the sum of \$, or so
7 much thereof as may be necessary for fiscal year 2007-2008, and
8 the same sum, or so much thereof as may be necessary for fiscal
9 year 2008-2009, to provider agencies, as defined by section
10 356D-121, Hawaii Revised Statutes, who offer outreach or support
11 services, or both, to unsheltered homeless, at-risk homeless,
12 and those residing in homeless facilities, including emergency
13 shelters and transitional shelters, and including for the
14 purpose of maximizing federal dollars, such provider agencies
15 administering supportive services projects currently funded
16 through Department of Housing and Urban Development homeless
17 assistance programs.

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

20 SECTION 4. There is appropriated out of the general
21 revenues of the State of Hawaii the sum of \$ or so much
22 thereof as may be necessary for fiscal year 2007-2008 to



1 commission a study consisting of a census, interviews, and
2 homeless best practice solutions for the Waianae Coast homeless
3 population.

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

7 PART III. AFFORDABLE AND PUBLIC HOUSING

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

10 "[+]§201H-6[+] **Housing advocacy and information system.**

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

16 (b) In establishing and maintaining the housing advocacy
17 and information system, the corporation shall conduct market
18 studies, engage in community outreach, and solicit
19 recommendations from, and statistics and research developed by,
20 agencies of the United States, the State, the counties, private
21 research organizations, nonprofit community groups, trade
22 associations, including those of the construction and real



1 estate industries, departments, individuals at the University of
2 Hawaii, and housing consumers.

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

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

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

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

20 (1) Affordable housing projects developed by the
21 corporation using moneys in the rental housing trust
22 fund or the dwelling unit revolving fund;



1 (2) State and federal public housing projects identified

2 by the Hawaii public housing authority;

3 (3) United States Department of Housing and Urban

4 Development Region 9 federally supported and privately

5 managed housing projects; and

6 (4) State and county lands that may be developed for

7 affordable housing, as defined in section 201H-57(b)."

8 SECTION 6. Section 247-7, Hawaii Revised Statutes, is

9 amended to read as follows:

10 "**§247-7 Disposition of taxes.** All taxes collected each

11 fiscal year under this chapter shall be paid into the state

12 treasury to the credit of the general fund of the State, to be

13 used and expended for the purposes for which the general fund

14 was created and exists by law; provided that of the taxes

15 collected each fiscal year:

16 (1) Ten per cent shall be paid into the land conservation

17 fund established pursuant to section 173A-5;

18 (2) [~~Fifty~~] _____ per cent shall be paid into the

19 rental housing trust fund established by section

20 [~~201G-432;~~] 201H-202; and

21 (3) Twenty-five per cent shall be paid into the natural

22 area reserve fund established by section 195-9;



1 provided that the funds paid into the natural area
2 reserve fund shall be annually disbursed by the
3 department of land and natural resources in the
4 following priority:

5 (A) To natural area partnership and forest
6 stewardship programs after joint consultation
7 with the forest stewardship committee and the
8 natural area reserves system commission;

9 (B) Projects undertaken in accordance with watershed
10 management plans pursuant to section 171-58 or
11 watershed management plans negotiated with
12 private landowners, and management of the natural
13 area reserves system pursuant to section 195-3;
14 and

15 (C) The youth conservation corps established under
16 chapter 193."

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

19 "SECTION 30. This Act shall take effect on July 1, 2006;
20 provided that on June 30, [~~2007~~], _____, section 21 shall be
21 repealed and section 247-7, Hawaii Revised Statutes, shall be



1 reenacted in the form in which it read on the day before the
2 approval of this Act."

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

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

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

18 SECTION 10. The director of finance is authorized to issue
19 general obligation bonds in the sum of \$, or so much
20 thereof as may be necessary, and the same sum, or so much
21 thereof as may be necessary, the proceeds of which are



1 appropriated for fiscal year 2007-2008, to be deposited in the
2 dwelling unit revolving fund.

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

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

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

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

19 SECTION 13. The director of finance is authorized to issue
20 general obligation bonds in the sum of \$, or so much
21 thereof as may be necessary, and the same sum, or so much
22 thereof as may be necessary, the proceeds of which are



1 appropriated for fiscal year 2007-2008, for the purpose of
2 capital improvement projects.

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

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

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

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

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



PART IV. INDIGENOUS HAWAIIAN ARCHITECTURE

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

" ~~[f]~~ §46-1.55 ~~[f]~~ **Indigenous Hawaiian architecture.** (a)

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

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

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

PART V.

SECTION 17. The appropriations made in sections 10, 13, and 14 of this Act shall not lapse at the end of the fiscal biennium for which the appropriation is made; provided that all



1 appropriations that are unencumbered as of June 30, 2010, shall
2 lapse as of that date.

3 SECTION 18. Statutory material to be repealed is bracketed
4 and stricken. New statutory material is underscored.

5 SECTION 19. This Act shall take effect on July 1, 2020;
6 provided that section 7 of this Act shall take effect on
7 June 29, 2020.



Report Title:

Housing Omnibus Bill

Description:

Appropriates funds for various homeless and housing programs and projects. 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. (SB1917 HD2)

