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# 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           Housing, in general, is a critical issue for many residents  
2 in Hawaii, where the cost of homeownership and rentals are  
3 increasing. The prospect of making high mortgage payments and  
4 saving enough money for the down payment and closing costs  
5 needed to buy a home at current market prices is a formidable  
6 challenge. Even higher income families must often seek help  
7 from relatives to overcome this obstacle. More needs to be done  
8 to increase the inventory of, and ensure that residents have  
9 access to, affordable housing, as well.

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

12           The purpose of this Act is to:

- 13           (1) Provide funding for various homeless shelters and  
14           transitional housing programs and services;
- 15           (2) Require the Hawaii finance and development corporation  
16           to create an affordable housing inventory registry;
- 17           (3) Extend the sunset date for the allocation of sixty-  
18           five per cent of conveyance tax revenues to the rental  
19           housing trust fund to June 30, 2012; and
- 20           (4) Provide funding for various affordable and public  
21           housing programs.

22   **PART II. THE HOMELESS**



1 SECTION 2. 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 the fiscal year 2007-2008,  
 4 for homeless facilities, emergency shelters, and transitional  
 5 shelters, as defined by section 356D-121, Hawaii Revised  
 6 Statutes.

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

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

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

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

21 SECTION 4. Section 201H-6, Hawaii Revised Statutes, is  
 22 amended to read as follows:



1           "[\+]§201H-6[\+] Housing advocacy and information system.

2       (a) The corporation, with the assistance of other agencies of  
3 the State and counties with related responsibilities, shall  
4 develop and maintain a housing advocacy and information system  
5 to aid the corporation in meeting the needs and demands of  
6 housing consumers.

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

16       (c) The corporation shall analyze the information received  
17 and make recommendations to the appropriate agencies and  
18 developers.

19       (d) The corporation, through the housing advocacy and  
20 information system, shall act as a clearinghouse for information  
21 relating to housing conditions, needs, supply, demand,



1 characteristics, developments, trends in federal housing  
2 programs, and housing laws, ordinances, rules, and regulations.

3 (e) The housing advocacy and information system may be  
4 used by housing researchers, planners, administrators, and  
5 developers and shall be coordinated with other housing research  
6 efforts. The corporation shall maintain a current supply of  
7 information, including means to gather new information through  
8 surveys, contracted research, and investigations.

9 (f) The corporation, through the housing advocacy and  
10 information system, shall develop and maintain an affordable  
11 housing inventory registry to identify:

- 12 (1) Affordable housing projects developed by the  
13 corporation utilizing moneys in the rental housing  
14 trust fund or the dwelling unit revolving fund;  
15 (2) State and federal public housing projects identified  
16 by the Hawaii public housing authority;  
17 (3) United States Department of Housing and Urban  
18 Development Region 9 federally supported and privately  
19 managed housing projects; and  
20 (4) State and county lands that may be developed for  
21 affordable housing, as defined in section 201H-57(b)."



1 SECTION 5. Act 100, Session Laws of Hawaii 2006, is  
2 amended by amending section 30 to read as follows:

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

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~~] Sixty-five 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. There is appropriated out of the general  
18 revenues of the State of Hawaii the sum of \$ , or so  
19 much thereof as may be necessary for fiscal year 2007-2008, and  
20 the same sum, or so much thereof as may be necessary for fiscal  
21 year 2008-2009, to the rental housing trust fund.



1 SECTION 8. There is appropriated out of the rental housing  
2 trust fund the sum of \$ , or so much thereof as may be  
3 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 affordable  
6 housing in cooperation with private and nonprofit 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 9. The director of finance is authorized to issue  
11 general obligation bonds in the sum of \$ , or so much  
12 thereof as may be necessary, and the same sum, or so much  
13 thereof as may be necessary, is appropriated for fiscal year  
14 2007-2008, to the dwelling unit revolving fund.

15 SECTION 10. There is appropriated out of the dwelling unit  
16 revolving fund the sum of \$ , or so much thereof as may  
17 be necessary for fiscal year 2007-2008, and the same sum, or so  
18 much thereof as may be necessary for fiscal year 2008-2009, for  
19 the planning, development, and construction of four thousand  
20 affordable housing units in cooperation with private developers.





1           The sums appropriated shall be expended by the Hawaii  
2 housing finance and development corporation for the purposes of  
3 this section.

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

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

11           SECTION 12. The director of finance is authorized to issue  
12 general obligation bonds in the sum of \$           , or so much  
13 thereof as may be necessary, and the same sum, or so much  
14 thereof as may be necessary, is appropriated for fiscal year  
15 2007-2008, for the purpose of capital improvement projects.

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

18           SECTION 13. 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, is appropriated for fiscal year



1 2007-2008, for the repair and maintenance of elevators in  
2 existing federal and state public housing buildings.

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

5 **PART IV.**

6 SECTION 14. The appropriations made in sections 9, 12, and  
7 13 of this Act shall not lapse at the end of the fiscal biennium  
8 for which the appropriation is made; provided that all  
9 appropriations which are unencumbered as of June 30, 2010, shall  
10 lapse as of that date.

11 SECTION 15. Statutory material to be repealed is bracketed  
12 and stricken. New statutory material is underscored.

13 SECTION 16. This Act shall take effect on July 1, 2007;  
14 provided that section 5 of this Act shall take effect on  
15 June 29, 2007.



**Report Title:**

Housing Omnibus Bill

**Description:**

Extends the sunset date for the allocation of conveyance tax revenues to the rental housing trust fund; requires the Hawaii finance and development corporation to create an affordable housing inventory registry; and appropriates funds for various homeless and housing programs and projects. (SD1)

