
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; construction
10 or renovation; federal or state low-income housing project. (a)
11 The authority may include in a request for proposals for the
12 construction or renovation of a federal or state low-income
13 housing project under this chapter, a price preference or
14 scoring bonus to an offeror who has redeveloped or, concurrently
15 with the proposed construction or renovation work, proposes to
16 redevelop an offeror-controlled adjacent site to make available
17 new or renovated dwelling units for low-income households.



1 (b) A request for proposals issued pursuant to this
2 section may:

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

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

9 An offeror shall not be disqualified solely because the offeror
10 fails or refuses to submit a proposal that includes an option to
11 redevelop an adjacent site.

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

16 (1) The extent and type of the proposed completed or
17 ongoing redevelopment activity;

18 (2) Tenure of the offeror; and

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

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



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

3 (2) Relative importance of the redevelopment criterion
4 compared to other criteria; and

5 (3) Other terms and conditions to clearly describe the
6 scoring bonus.

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

12 SECTION 3. Section 356D-17, Hawaii Revised Statutes, is
13 amended to read as follows:

14 "~~+~~**§356D-17**~~+~~ **Public works contracts.** The authority may
15 make, execute, and carry out contracts for, or in connection
16 with, any public housing project in the manner provided in
17 chapter 103D ~~and~~, section 103-53~~+~~, and~~with~~ section
18 356D- . With regard to the contracts, the term "procurement
19 officer", as used in chapter 103D, shall mean the authority or
20 officer authorized by the authority to act as its contracting
21 officer. Unless made and executed in the name of the State,



1 each contract made and executed as authorized in this section
2 shall state therein that it is so made and executed."

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

5 SECTION 5. 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. (SD1)

