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



1 site to make available new or renovated dwelling units for low-
2 income households. For the purposes of this section, "offeror-
3 controlled adjacent site" means real property that is adjacent
4 to the boundaries of the subject federal or state low-income
5 housing project and either owned in fee simple by the offeror or
6 leased to the offeror for a period of at least thirty years.

7 (b) A request for proposals issued pursuant to this
8 section shall expressly state that:

9 (1) An offeror may include a plan to redevelop
10 concurrently an adjacent site, or cite as a public
11 benefit the completed or ongoing redevelopment of
12 dwelling units for low-income households on an
13 offeror-controlled adjacent site; and

14 (2) An offeror shall not be disqualified solely on the
15 basis that the offeror's proposal did not include an
16 option to redevelop an adjacent site.

17 (c) If providing a price preference, the request for
18 proposals shall identify the percentage of preference, which may
19 vary according to the following in relation to the adjacent
20 site:

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



1 (2) The tenure of the offeror; and

2 (3) The number of dwelling units proposed to be or
3 actually made available to low-income households.

4 (d) If providing a scoring bonus, the request for
5 proposals shall clearly describe said scoring bonus and shall
6 include but not be limited to descriptions of:

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

9 (2) The relative importance of the redevelopment criterion
10 in comparison to other criteria."

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

13 "~~§~~**§356D-17** **Public works contracts.** The authority may
14 make, execute, and carry out contracts for, or in connection
15 with, any public housing project in the manner provided in
16 chapter 103D ~~[and]~~, section 103-53~~[, and with]~~, and section
17 356D- . With regard to ~~[the]~~ said contracts, the term
18 "procurement officer", as used in chapter 103D, shall mean the
19 authority or officer authorized by the authority to act as its
20 contracting officer. Unless made and executed in the name of
21 the State, each contract made and executed as authorized in this
22 section shall state therein that it is so made and executed."



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

3 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 redevelop concurrently adjacent real property. (SD1)

