

PROPOSED

THE SENATE
TWENTY-FOURTH LEGISLATURE, 2007
STATE OF HAWAII

S.B. NO. 435
S.D. 1

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-A 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, concurrently with the proposed construction or renovation
17 work, proposes to redevelop an offeror-controlled adjacent site



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

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

9 (1) A proposal:

10 (A) To concurrently redevelop an adjacent site is an
11 option that may be exercised by the offeror; or

12 (B) That cites as a public benefit the completed or
13 ongoing redevelopment of dwelling units for low-
14 income households on an offeror-controlled
15 adjacent site; and

16 (2) An offeror shall not be disqualified solely because
17 the offeror fails or refuses to submit a proposal that
18 includes an option to redevelop an adjacent site.

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



- 1 (1) The extent and type of the proposed completed, or
2 ongoing redevelopment activity;
3 (2) Tenure of the offeror; and
4 (3) Number of dwelling units proposed to be or actually
5 made available to low-income households.

6 (d) If providing a scoring bonus, the request for
7 proposals shall describe:

- 8 (1) The criteria for evaluating the proposed, completed,
9 or ongoing redevelopment activity;
10 (2) Relative importance of the redevelopment criterion
11 compared to other criteria; and
12 (3) Other terms and conditions to clearly describe the
13 scoring bonus."

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

16 "~~{}~~**\$356D-17**~~{}~~ **Public works contracts.** The authority may
17 make, execute, and carry out contracts for, or in connection
18 with, any public housing project in the manner provided in
19 chapter 103D ~~and~~, section 103-53~~{}~~, and~~{}~~~~with~~ section
20 356D-A. With regard to the contracts, the term "procurement
21 officer", as used in chapter 103D, shall mean the authority or
22 officer authorized by the authority to act as its contracting



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1 officer. Unless made and executed in the name of the State,
2 each contract made and executed as authorized in this section
3 shall state therein that it is so made and executed."

4 SECTION 4. In codifying the new section added by section 2
5 of this Act, the revisor of statutes shall substitute the
6 appropriate section number for the letter used in designating
7 the new section in this Act.

8 SECTION 5. Statutory material to be repealed is bracketed
9 and stricken. New statutory material is underscored.

10 SECTION 6. This Act shall take effect upon its approval.



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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)

