
A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that state and city and
2 county of Honolulu affordable and workforce housing requirements
3 often result in significant delays prior to the start of
4 construction. Some requirements are so onerous that in certain
5 circumstances, the requirements prevent affordable and workforce
6 housing from being built.

7 Senate Concurrent Resolution No. 132, S.D. 1 (2009)
8 established a task force to determine the economic contributions
9 of the construction industry in Hawaii. As directed in the
10 concurrent resolution, the task force has developed a series of
11 proposals for state actions to preserve and create new jobs in
12 the local construction industry. The intent of this Act is to
13 implement one of the task force's proposals.

14 Accordingly, the purpose of this Act is to provide
15 temporary relief from county requirements to stimulate housing
16 construction statewide.

17 SECTION 2. Section 46-15.1, Hawaii Revised Statutes, is
18 amended by amending subsection (a) to read as follows:



1 "(a) Any law to the contrary notwithstanding, any county
2 shall have and may exercise the same powers, subject to
3 applicable limitations, as those granted the Hawaii housing
4 finance and development corporation pursuant to chapter 201H
5 insofar as those powers may be reasonably construed to be
6 exercisable by a county for the purpose of developing,
7 constructing, and providing low- and moderate-income housing;
8 provided that no county shall be empowered to cause the State to
9 issue general obligation bonds to finance a project pursuant to
10 this section; provided further that county projects shall be
11 granted an exemption from general excise or receipts taxes in
12 the same manner as projects of the Hawaii housing finance and
13 development corporation pursuant to section 201H-36; and
14 provided further that section 201H-16 shall not apply to this
15 section unless federal guidelines specifically provide local
16 governments with that authorization and the authorization does
17 not conflict with any state laws [-]; and provided further that
18 the county affordable and workforce housing shall be reduced by
19 forty per cent. The powers shall include the power, subject to
20 applicable limitations, to:

21 (1) Develop and construct dwelling units, alone or in
22 partnership with developers;



- 1 (2) Acquire necessary land by lease, purchase, exchange,
2 or eminent domain;
- 3 (3) Provide assistance and aid to a public agency or other
4 person in developing and constructing new housing and
5 rehabilitating existing housing for elders of low- and
6 moderate-income, other persons of low- and moderate-
7 income, and persons displaced by any governmental
8 action, by making long-term mortgage or interim
9 construction loans available;
- 10 (4) Contract with any eligible bidders to provide for
11 construction of urgently needed housing for persons of
12 low- and moderate-income;
- 13 (5) Guarantee the top twenty-five per cent of the
14 principal balance of real property mortgage loans,
15 plus interest thereon, made to qualified borrowers by
16 qualified lenders;
- 17 (6) Enter into mortgage guarantee agreements with
18 appropriate officials of any agency or instrumentality
19 of the United States to induce those officials to
20 commit to insure or to insure mortgages under the
21 National Housing Act, as amended;



1 (7) Make a direct loan to any qualified buyer for the
2 downpayment required by a private lender to be made by
3 the borrower as a condition of obtaining a loan from
4 the private lender in the purchase of residential
5 property;

6 (8) Provide funds for a share, not to exceed fifty per
7 cent, of the principal amount of a loan made to a
8 qualified borrower by a private lender who is unable
9 otherwise to lend the borrower sufficient funds at
10 reasonable rates in the purchase of residential
11 property; and

12 (9) Sell or lease completed dwelling units.

13 For purposes of this section, a limitation is applicable to
14 the extent that it may reasonably be construed to apply to a
15 county."

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

18 SECTION 4. This Act shall take effect upon its approval
19 and shall be repealed on December 31, 2015, and section
20 46-15.1(a), Hawaii Revised Statutes, shall be reenacted in the
21



1 form in which it read on the day before the approval of this
2 Act.
3

INTRODUCED BY:

Calvin L. King

BY REQUEST

JAN 22 2010



Report Title:

Construction Task Force; County Housing Requirements; Temporary Relief

Description:

Granting temporary relief from county housing requirements as recommended by the construction industry task force to stimulate housing construction statewide.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

