
A BILL FOR AN ACT

RELATING TO HOUSING.

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

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PART I

FINDINGS AND PURPOSE

SECTION 1. The legislature finds that the American Recovery and Reinvestment Act of 2009, Pub.L. 111-5, combines tax relief and government spending totaling \$787,000,000,000 to jump start the nation's economy. Hawaii will be eligible to receive a portion of this federal funding through formula grants and competitive applications. The legislature further finds that the federal funds could supplement the State's continued efforts to assist the homeless, rehabilitate aging public housing stock, and preserve and build affordable housing.

Through the American Recovery and Reinvestment Act of 2009, Hawaii is projected to receive:

- (1) HOME Investment Partnerships Program. \$9,600,000 to enable state and county government, in partnership with community-based organizations, to acquire,

- 1 construct, and rehabilitate affordable housing and
2 provide rental assistance to poor families;
- 3 (2) Public Housing Capital Fund. \$16,300,000 for public
4 housing agencies to address a backlog in capital
5 needs, especially those improving energy efficiency in
6 aging buildings; and
- 7 (3) Homelessness Prevention Fund. \$6,200,000 for short-
8 or medium-term rental assistance, first and last month
9 of rental payment, or utility payment.

10 The expanded home buyer tax credit will be available for
11 home purchases after December 31, 2008. Hawaii's first-time
12 home buyers will benefit from an increase in the current credit
13 from \$7,500 to \$8,000, as well as the extension of the
14 expiration date from July 1, 2009, to December 1, 2009, and
15 elimination of the repayment requirement. In addition, the
16 prohibition against combining the tax credit with mortgage
17 revenue bonds has been lifted.

18 Hawaii will compete with other states for a portion of the
19 \$2,000,000,000 in rental assistance for full-year payments to
20 owners receiving section 8 project-based rental assistance, and
21 an additional \$2,000,000,000 directed to the Neighborhood
22 Stabilization Program.

1 The purpose of this Act is provide funding for various
2 affordable housing, public housing, and homeless programs;
3 provided that the funding amounts are subject to change if the
4 programs in this Act receive federal funding through the
5 American Recovery and Reinvestment Act of 2009, Pub.L. 111-5.

6 **PART II**

7 **PERMITTING AND PROCESSING**

8 SECTION 2. There is appropriated out of the general
9 revenues of the State of Hawaii the sum of \$500,000 or so much
10 thereof as may be necessary for fiscal year 2009-2010 to assist
11 developers in contracting for third party review and
12 certification, including but not limited to inspections,
13 discretionary permits, and ministerial permits, to expedite the
14 processing and issuance of building permits for affordable
15 housing projects; provided that, to qualify for funding under
16 this section, an affordable housing project shall offer not less
17 than forty per cent of all units, whether rental or for-sale, in
18 leasehold or fee simple, at prices or rents that are affordable
19 to persons earning eighty per cent or less of the area median
20 income as determined by the United States Department of Housing
21 and Urban Development.

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

4 **PART III**

5 **MAINTENANCE, REPAIRS, AND RENOVATIONS**

6 SECTION 3. The legislature finds that public housing
7 projects are continuing to deteriorate due to a lack of timely
8 maintenance and repair. As a consequence, housing units are in
9 danger of becoming or have already become uninhabitable.

10 Currently, the public housing authority receives \$1,500,000
11 annually for repair and maintenance; however, these funds are
12 insufficient to keep public housing units in decent, sanitary,
13 and livable conditions.

14 The purpose of this part is to appropriate an additional
15 \$2,000,000 for repair and maintenance to satisfactorily maintain
16 these vital housing resources.

17 SECTION 4. There is appropriated out of the general
18 revenues of the State of Hawaii the sum of \$2,000,000 or so much
19 thereof as may be necessary for fiscal year 2009-2010 for repair
20 and maintenance of public housing projects.

21 The sum appropriated shall be expended by the Hawaii public
22 housing authority for the purposes of this Act.

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PART IV

SECURITY; PUBLIC HOUSING PROJECTS

SECTION 5. The legislature finds that improved safety measures are needed at public housing projects. While the 2007 Hawaii state legislature appropriated general funds for public housing security needs, additional funding is required to sufficiently address the arduous security problems plaguing housing projects.

The purpose of this part is to continue the work begun in the 2007 regular session by appropriating funds for security in order to protect state owned public housing property and to create a safer environment for public housing tenants and the surrounding community.

SECTION 6. There is appropriated out of the general revenues of the State of Hawaii the sum of \$1,500,000 or so much thereof as may be necessary for fiscal year 2009-2010 for providing security in public housing projects.

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

PART V

HOMELESS; SERVICES AND SHELTER

1 SECTION 7. There is appropriated out of the general
2 revenues of the State of Hawaii the sum of \$5,300,000 or so much
3 thereof as may be necessary for fiscal year 2009-2010 for
4 outreach or support services, or both, to unsheltered homeless,
5 at-risk homeless, and those residing in homeless facilities,
6 including emergency shelters, pursuant to the purchase of
7 service agreements under chapter 103F, Hawaii Revised Statutes.
8 This appropriation shall be used for the provision of continual
9 operational funds to provide matching funds for shelter plus
10 care grants and supportive housing programs and operational
11 funds for nonprofit agencies to develop affordable housing.

12 The sum appropriated shall be expended by the Hawaii public
13 housing authority for purposes of this Act.

14 **PART VIII**

15 **GENERAL**

16 SECTION 8. The appropriations made in sections 4, 6, and 7
17 of this Act shall not lapse at the end of the fiscal year for
18 which the appropriation is made; provided that all
19 appropriations that are unencumbered as of June 30, 2012, shall
20 lapse as of that date into the appropriate fund.

21 SECTION 9. If any provision of this Act, or the
22 application thereof to any person or circumstance is held

1 invalid, the invalidity shall not affect other provisions or
2 applications of the Act, which can be given effect without the
3 invalid provision or application, and to this end the provisions
4 of this Act are severable.

5 SECTION 10. This Act shall take effect on July 1, 2050.

Report Title:

Affordable Housing; Omnibus Bill; American Recovery and Reinvestment Act of 2009

Description:

Appropriates funds for various homeless and housing programs and projects. (SD2)