
HOUSE CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO CONVENE A TASK FORCE TO STUDY THE ESTABLISHMENT OF A STATEWIDE COMMUNITY LAND TRUST TO PROMOTE HOMEOWNERSHIP OPPORTUNITIES IN HAWAII.

1 WHEREAS, Hawaii has traditionally been unable to provide an
2 adequate amount of permanent, affordable housing for residents;
3 studies estimate between seventeen thousand and twenty thousand
4 homes need to be built to provide decent, safe affordable homes
5 for our population; and

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7 WHEREAS, the American dream of owning a home should be
8 within the reach of Hawaii's families; home ownership, which is
9 often a family's largest investment, can become the base upon
10 which a family builds their assets; and

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12 WHEREAS, it has been demonstrated that community land
13 trusts can help address the need for permanent, affordable
14 housing by:

- 15
16 (1) Purchasing homes, including homes that fall into
17 foreclosure;
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19 (2) Putting restrictions of the price and occupancy of the
20 homes through ground lease covenants; and
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22 (3) Selling the homes to income-qualified families at
23 below-market prices; and
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25 WHEREAS, Na Hale O Maui has done an exemplary job of
26 successfully using federal funding from the Neighborhood
27 Stabilization Program to acquire, rehabilitate, and sell bank-
28 owned foreclosure homes as community land trust housing; Na Hale
29 O Maui currently has a goal of completing twenty homes in this
30 funding cycle; and



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 2 WHEREAS, the Na Hale O Maui community land trust could
 3 serve as a successful model for a statewide organization with
 4 professional leadership and centralized administration,
 5 providing many residents the potential to own a home in the
 6 State; and

7
 8 WHEREAS, Hawaii has many noteworthy, dedicated
 9 organizations involved in affordable housing and land
 10 management, including but not limited to, Maui Coastal Land
 11 Trust, Hawaii Housing Finance and Development Corporation,
 12 Department of Hawaiian Home Lands, Hawaii Public Housing
 13 Authority, Hawaii Community Development Authority, Trust for
 14 Public Lands, Affordable Housing Alliance, Self-Help Housing
 15 Hawaii, Mutual Housing Association of Hawaii, and Hawaii Habitat
 16 for Humanity; and

17
 18 WHEREAS, other states have been successful in developing
 19 regional community land trust programs including Vermont,
 20 Minnesota, Oregon, Montana, and Washington; Delaware has a
 21 single statewide community land trust to centralize
 22 administrative functions as a non-profit entity; and

23
 24 WHEREAS, these states, along with the Na Hale O Maui
 25 community land trust, offer important insights on how to create
 26 community land trusts to increase the amount of affordable
 27 housing in Hawaii; and

28
 29 WHEREAS, the opportunity exists to partner with national
 30 programs through the National Community Land Trust Network,
 31 Housing Land Advocates, the Community Land Trust Academy, and
 32 the Land Trust Accreditation Commission; now, therefore,

33
 34 BE IT RESOLVED by the House of Representatives of the
 35 Twenty-sixth Legislature of the State of Hawaii, Regular Session
 36 of 2011, the Senate concurring, that the Hawaii Housing Finance
 37 and Development Corporation is requested to convene a statewide
 38 community land trust task force to study the establishment of a
 39 statewide community land trust to promote homeownership
 40 opportunities in Hawaii; and

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 42 BE IT FURTHER RESOLVED that the task force include, but not
 43 be limited to, the following members:
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- 1 (1) The Chairperson of the Board of Land and Natural
2 Resources, or the Chairperson's designee;
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- 4 (2) The Executive Director of the Hawaii Public Housing
5 Authority, or the Executive Director's designee;
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- 7 (3) A representative from Na Hale O Maui Community Land
8 Trust;
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- 10 (4) The Executive Director of the Trust for Public Lands,
11 or the Executive Director's designee;
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- 13 (5) A representative from each of the community land
14 trusts on Kauai, Oahu, and the Big Island;
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- 16 (6) The Director of the Affordable Housing and Homeless
17 Alliance, or the Director's designee; and
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- 19 (7) The Director of the Hawaii Habitat for Humanity, or
20 the Director's designee; and
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22 BE IT FURTHER RESOLVED that the Executive Director of the
23 Hawaii Housing Finance and Development Corporation is requested
24 to serve as chairperson of the task force; and
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26 BE IT FURTHER RESOLVED that the task force is encouraged to
27 utilize the technical expertise available through national
28 organizations, such as the Community Land Trust Network, the
29 Land Trust Accreditation Commission, and the Community Land
30 Trust Academy; and
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32 BE IT FURTHER RESOLVED that the task force is requested to
33 submit to the Legislature a report of its findings and
34 recommendations, including any proposed legislation, no later
35 than twenty days prior to the convening of the Regular Session
36 of 2012; and
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38 BE IT FURTHER RESOLVED that certified copies of this
39 Concurrent Resolution be transmitted to the Governor; the Mayor
40 of the counties of Hawaii, Kauai, Maui, and the City and County
41 of Honolulu; the Director of Business, Economic Development, and
42 Tourism; the Chairperson of the Board of Land and Natural
43 Resources; the Director of Human Services; the Chairperson of
44 the Hawaiian Homes Commission; the Chairperson of the Hawaii



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1 Housing Finance and Development Corporation; the Executive
 2 Director of the Hawaii Public Housing Authority; the Executive
 3 Director of the Trust for Public Lands; the Director of the
 4 Affordable Housing and Homeless Alliance; and the Director of
 5 the Hawaii Habitat for Humanity.

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OFFERED BY:

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Gene Loui
Coe J.
Barbara Manumoto
LM
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CEW
Guthrie Throck
Z-R
Jan J. [Handwritten signature]

FEB 28 2011

