
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 that between 17,000 and 20,000 homes need to be
4 built to provide decent, safe, and affordable homes for our
5 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, and home ownership, which
9 is often a family's largest investment, can become the base upon
10 which a family builds its 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:

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16 (1) Purchasing homes, including homes that fall into
17 foreclosure;
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19 (2) Putting restrictions on the price and occupancy of
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;

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25 and

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27 WHEREAS, Na Hale O Maui has done an exemplary job of
28 successfully using federal funding from the Neighborhood
29 Stabilization Program to acquire, rehabilitate, and sell bank-
30 owned foreclosure homes as community land trust housing; Na Hale



1 O Maui currently has a goal of completing 20 homes in this
2 funding cycle; and

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

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10 WHEREAS, Hawaii has many noteworthy, dedicated
11 organizations involved in affordable housing and land
12 management, including Maui Coastal Land Trust, Hawaii Housing
13 Finance and Development Corporation, Department of Hawaiian Home
14 Lands, Hawaii Public Housing Authority, Hawaii Community
15 Development Authority, The Trust for Public Land, Affordable
16 Housing Alliance, Self-Help Housing Corporation of Hawaii,
17 Mutual Housing Association of Hawaii, and Hawaii Habitat for
18 Humanity; and

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

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

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

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



1 BE IT FURTHER RESOLVED that the task force comprise the
2 following members, including:

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- 4 (1) The Chairperson of the Board of Land and Natural
5 Resources, or the Chairperson's designee;
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- 7 (2) The Executive Director of the Hawaii Public Housing
8 Authority, or the Executive Director's designee;
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- 10 (3) A representative from Na Hale O Maui community land
11 trust;
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- 13 (4) The Executive Director of The Trust for Public Land,
14 or the Executive Director's designee;
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- 16 (5) A representative from each of the community land
17 trusts on Kauai, Oahu, and the Big Island;
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- 19 (6) The Director of the Affordable Housing and Homeless
20 Alliance, or the Director's designee;
- 21
- 22 (7) The Director of the Hawaii Habitat for Humanity, or
23 the Director's designee; and
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- 25 (8) A representative from the Hawai'i Association of
26 REALTORS®;

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28 and

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30 BE IT FURTHER RESOLVED that the Executive Director of the
31 Hawaii Housing Finance and Development Corporation is requested
32 to serve as chairperson of the task force; and

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34 BE IT FURTHER RESOLVED that the task force is encouraged to
35 utilize the technical expertise available through national
36 organizations, such as the Community Land Trust Network, the
37 Land Trust Accreditation Commission, and the Community Land
38 Trust Academy; and

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40 BE IT FURTHER RESOLVED that the task force is requested to
41 submit to the Legislature a report of its findings and
42 recommendations, including any proposed legislation, no later



1 than 20 days prior to the convening of the Regular Session of
2 2012; and

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4 BE IT FURTHER RESOLVED that certified copies of this
5 Concurrent Resolution be transmitted to the Governor; Mayors of
6 the counties of Hawaii, Kauai, Maui, and the City and County of
7 Honolulu; Director of Business, Economic Development, and
8 Tourism; Chairperson of the Board of Land and Natural Resources;
9 Director of Human Services; Chairperson of the Hawaiian Homes
10 Commission; Chairperson of the Hawaii Housing Finance and
11 Development Corporation; Executive Director of the Hawaii Public
12 Housing Authority; Executive Director of The Trust for Public
13 Land; Director of the Affordable Housing and Homeless Alliance;
14 Director of the Hawaii Habitat for Humanity; and President of
15 the Hawai'i Association of REALTORS®.

