
HOUSE 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

11
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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32 WHEREAS, the Na Hale O Maui community land trust could
33 serve as a successful model for a statewide organization with



1 professional leadership and centralized administration,
2 providing many residents the potential to own a home in the
3 State; and
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5 WHEREAS, Hawaii has many noteworthy, dedicated
6 organizations involved in affordable housing and land
7 management, including but not limited to, Maui Coastal Land
8 Trust, Hawaii Housing Finance and Development Corporation,
9 Department of Hawaiian Home Lands, Hawaii Public Housing
10 Authority, Hawaii Community Development Authority, Trust for
11 Public Lands, Affordable Housing Alliance, Self-Help Housing
12 Hawaii, Mutual Housing Association of Hawaii, and Hawaii Habitat
13 for Humanity; and
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15 WHEREAS, other states have been successful in developing
16 regional community land trust programs including Vermont,
17 Minnesota, Oregon, Montana, and Washington; Delaware has a
18 single statewide community land trust to centralize
19 administrative functions as a non-profit entity; and
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21 WHEREAS, these states, along with the Na Hale O Maui
22 community land trust, offer important insights on how to create
23 community land trusts to increase the amount of affordable
24 housing in Hawaii; and
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26 WHEREAS, the opportunity exists to partner with national
27 programs through the National Community Land Trust Network,
28 Housing Land Advocates, the Community Land Trust Academy, and
29 the Land Trust Accreditation Commission; now, therefore,
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31 BE IT RESOLVED by the House of Representatives of the
32 Twenty-sixth Legislature of the State of Hawaii, Regular Session
33 of 2011, that the Hawaii Housing Finance and Development
34 Corporation is requested to convene a statewide community land
35 trust task force to study the establishment of a statewide
36 community land trust to promote homeownership opportunities in
37 Hawaii; and
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39 BE IT FURTHER RESOLVED that the task force include, but not
40 be limited to, the following members:
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42 (1) The Chairperson of the Board of Land and Natural
43 Resources, or the Chairperson's designee;
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- 1 (2) The Executive Director of the Hawaii Public Housing
2 Authority, or the Executive Director's designee;
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- 4 (3) A representative from Na Hale O Maui Community Land
5 Trust;
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- 7 (4) The Executive Director of the Trust for Public Lands,
8 or the Executive Director's designee;
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- 10 (5) A representative from each of the community land
11 trusts on Kauai, Oahu, and the Big Island;
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- 13 (6) The Director of the Affordable Housing and Homeless
14 Alliance, or the Director's designee; and
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- 16 (7) The Director of the Hawaii Habitat for Humanity, or
17 the Director's designee; and
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19 BE IT FURTHER RESOLVED that the Executive Director of the
20 Hawaii Housing Finance and Development Corporation is requested
21 to serve as chairperson of the task force; and

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23 BE IT FURTHER RESOLVED that the task force is encouraged to
24 utilize the technical expertise available through national
25 organizations, such as the Community Land Trust Network, the
26 Land Trust Accreditation Commission, and the Community Land
27 Trust Academy; and

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29 BE IT FURTHER RESOLVED that the task force is requested to
30 submit to the Legislature a report of its findings and
31 recommendations, including any proposed legislation, no later
32 than twenty days prior to the convening of the Regular Session
33 of 2012; and

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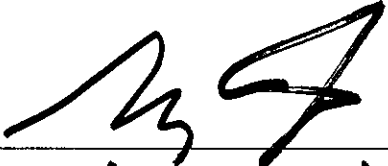
35 BE IT FURTHER RESOLVED that certified copies of this
36 Resolution be transmitted to the Governor; the Mayor of the
37 counties of Hawaii, Kauai, Maui, and the City and County of
38 Honolulu; the Director of Business, Economic Development, and
39 Tourism; the Chairperson of the Board of Land and Natural
40 Resources; the Director of Human Services; the Chairperson of
41 the Hawaiian Homes Commission; the Chairperson of the Hawaii
42 Housing Finance and Development Corporation; the Executive
43 Director of the Hawaii Public Housing Authority; the Executive
44 Director of the Trust for Public Lands; the Director of the



1 Affordable Housing and Homeless Alliance; and the Director of
2 the Hawaii Habitat for Humanity.

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OFFERED BY:



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 Co. Inc.
 Barbara Maramoto
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