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# A BILL FOR AN ACT

RELATING TO HAWAII PUBLIC HOUSING AUTHORITY.

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

1 SECTION 1. Section 356D-11, Hawaii Revised Statutes, is  
2 amended to read as follows:

3 "[+]§356D-11[+] **Development of property.** (a) The  
4 authority, in its own behalf or on behalf of any government,  
5 may:

6 (1) Clear, improve, and rehabilitate property; and  
7 (2) Plan, develop, construct, and finance public housing  
8 projects.

9 (b) The authority may develop public land in an  
10 agricultural district subject to the prior approval of the land  
11 use commission when developing lands greater than five acres in  
12 size, and public land in a conservation district subject to the  
13 prior approval of the board of land and natural resources. The  
14 authority shall not develop state monuments, historical sites,  
15 or parks. When the authority proposes to develop public land,  
16 it shall file with the department of land and natural resources  
17 a petition setting forth such purpose. The petition shall be



1 conclusive proof that the intended use is a public use superior  
2 to that to which the land had been appropriated.

3 (c) The authority may develop or assist in the development  
4 of federal lands with the approval of appropriate federal  
5 authorities.

6 (d) The authority shall not develop any public land where  
7 the development may endanger the receipt of any federal grant,  
8 impair the eligibility of any government agency for a federal  
9 grant, prevent the participation of the federal government in  
10 any government program, or impair any covenant between the  
11 government and the holder of any bond issued by the government.

12 (e) The authority may contract or sponsor with any county,  
13 housing authority, or person, subject to the availability of  
14 funds, an experimental or demonstration housing project designed  
15 to meet the needs of elders, disabled, displaced or homeless  
16 persons, low- and moderate-income persons, government employees,  
17 teachers, or university and college students and faculty.

18 (f) The authority may enter into contracts with eligible  
19 developers to develop public housing projects in exchange for  
20 mixed use development rights. Eligibility of a developer for an  
21 exchange pursuant to this subsection shall be determined



1 pursuant to rules adopted by the authority in accordance with  
2 chapter 91.

3 As used in this subsection, "mixed use development rights"  
4 means the right to develop a portion of a public housing project  
5 for commercial use."

6 SECTION 2. Statutory material to be repealed is bracketed  
7 and stricken. New statutory material is underscored.

8 SECTION 3. This Act shall take effect on July 1, 2030.



**Report Title:**

Hawaii Public Housing Authority; Development; Mixed Use

**Description:**

Authorizes the Hawaii Public Housing Authority to enter into contracts with developers to develop public housing projects in exchange for commercial space in the project. Effective July 1, 2030. (SB1394 HD1)

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

