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## 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 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:

- 15  
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;

24  
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  
31 O Maui currently has a goal of completing 20 homes in this  
32 funding cycle; and



1           WHEREAS, the Na Hale O Maui community land trust could  
2 serve as a successful model for a statewide organization with  
3 professional leadership and a centralized administration to  
4 provide many residents the potential to own a home in the State;  
5 and  
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7           WHEREAS, Hawaii has many noteworthy, dedicated  
8 organizations involved in affordable housing and land  
9 management, including Maui Coastal Land Trust, Hawaii Housing  
10 Finance and Development Corporation, Department of Hawaiian Home  
11 Lands, Hawaii Public Housing Authority, Hawaii Community  
12 Development Authority, The Trust for Public Land, Affordable  
13 Housing Alliance, Self-Help Housing Corporation of Hawaii,  
14 Mutual Housing Association of Hawaii, and Hawaii Habitat for  
15 Humanity; and  
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17           WHEREAS, several states have been successful in developing  
18 regional community land trust programs, such as Vermont,  
19 Minnesota, Oregon, Montana, and Washington; Delaware has a  
20 single statewide community land trust to centralize  
21 administrative functions as a non-profit entity; and  
22

23           WHEREAS, these states, along with the Na Hale O Maui  
24 community land trust, offer important insights on how to create  
25 community land trusts to increase the amount of affordable  
26 housing in Hawaii; and  
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28           WHEREAS, the opportunity exists to partner with national  
29 programs through the National Community Land Trust Network,  
30 Housing Land Advocates, the Community Land Trust Academy, and  
31 the Land Trust Accreditation Commission; now, therefore,  
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33           BE IT RESOLVED by the House of Representatives of the  
34 Twenty-sixth Legislature of the State of Hawaii, Regular Session  
35 of 2011, that the Hawaii Housing Finance and Development  
36 Corporation is requested to convene a statewide community land  
37 trust task force to study the establishment of a statewide  
38 community land trust to promote homeownership opportunities in  
39 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
- 24
- 25 (8) A representative from the Hawai'i Association of  
26 REALTORS®;

27  
28 and

29  
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

33  
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



1 recommendations, including any proposed legislation, no later  
2 than 20 days prior to the convening of the Regular Session of  
3 2012; and

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

