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## A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1           SECTION 1. Chapter 201H, Hawaii Revised Statutes, is  
2 amended by adding a new section to be appropriately designated  
3 and to read as follows:

4           "§201H- Community land trusts; affordable housing; land  
5 grants and subsidies. Except where otherwise prohibited, the  
6 corporation shall allow community land trusts to be eligible for  
7 land grants and state subsidies or funds to be used for the  
8 development of affordable housing."

9           SECTION 2. Section 201H-1, Hawaii Revised Statutes, is  
10 amended by adding a new definition to be appropriately inserted  
11 and to read as follows:

12           ""Community land trust" has the same meaning as in section  
13 233 of the Cranston-Gonzalez National Affordable Housing Act (42  
14 U.S.C. 12773)."

15           SECTION 3. Section 201H-202, Hawaii Revised Statutes, is  
16 amended by amending subsection (e) to read as follows:



1           "(e) Moneys available in the fund shall be used for the  
2 purpose of providing, in whole or in part, loans or grants for  
3 rental housing projects in the following order of priority:

4           (1) Projects or units in projects that are allocated low-  
5 income housing credits pursuant to the state housing  
6 credit ceiling under section 42(h) of the Internal  
7 Revenue Code of 1986, as amended, or projects or units  
8 in projects that are funded by programs of the United  
9 States Department of Housing and Urban Development and  
10 United States Department of Agriculture Rural  
11 Development wherein:

12           (A) At least fifty per cent of the available units  
13 are for persons and families with incomes at or  
14 below eighty per cent of the median family income  
15 of which at least five per cent of the available  
16 units are for persons and families with incomes  
17 at or below thirty per cent of the median family  
18 income; and

19           (B) The remaining units are for persons and families  
20 with incomes at or below one hundred per cent of  
21 the median family income;



1 provided that the corporation may establish rules to  
2 ensure full occupancy of fund projects; [~~and~~]

3 (2) Mixed-income rental projects or units in a mixed-  
4 income rental project wherein all of the available  
5 units are for persons and families with incomes at or  
6 below one hundred forty per cent of the median family  
7 income [-]; and

8 (3) Rental developments by a community land trust."

9 SECTION 4. There is appropriated out of the general  
10 revenues of the State of Hawaii the sum of \$50,000,000 or so  
11 much thereof as may be necessary for fiscal year 2013-2014 and  
12 the same sum or so much thereof as may be necessary for fiscal  
13 year 2014-2015 to the rental housing trust fund for the purpose  
14 of building affordable rental housing projects, including single  
15 room occupancy units, family units, and elder housing, on state  
16 land within transit-oriented development zones; provided that  
17 family-oriented support services shall be located near the  
18 affordable rental housing projects within the transit-oriented  
19 development zones; provided further that first priority for the  
20 available units shall be given to persons and families with  
21 incomes at or below eighty per cent of the median family income,  
22 as determined by the United States Department of Housing and



1 Urban Development for the county or standard metropolitan  
2 statistical area in which the projects are located.

3 The sums appropriated shall be expended by the Hawaii  
4 housing finance and development corporation for the purposes of  
5 this Act.

6 SECTION 5. Statutory material to be repealed is bracketed  
7 and stricken. New statutory material is underscored.

8 SECTION 6. This Act shall take effect on July 1, 2013.  
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INTRODUCED BY: GSE

[Signature]

[Signature]

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Colvin K. Bay

JAN 18 2013



# H.B. NO. 522

**Report Title:**

Affordable Housing; Community Land Trusts; Rental Housing Trust Fund; Appropriation

**Description:**

Defines "community land trust". Permits community land trusts to qualify for rental housing trust fund moneys, grants, and other state subsidies and funds. Appropriates funds to the rental housing trust fund for the development of affordable housing projects on state land within transit-oriented development zones and family-oriented support services near the affordable housing projects.

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