
A BILL FOR AN ACT

RELATING TO DEVELOPMENT OF PUBLIC HOUSING.

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 authority, in
4 its own behalf or on behalf of any government, may:

5 (1) Clear, improve, and rehabilitate property; and

6 (2) Plan, develop, construct, and finance public housing
7 projects.

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



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

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

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

16 (f) The authority may enter into contracts with eligible
17 developers to develop public housing projects in exchange for
18 mixed use development rights. Eligibility of a developer for an
19 exchange pursuant to this subsection shall be determined
20 pursuant to rules adopted by the authority in accordance with
21 chapter 91.



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

4 (g) The authority may develop, with an eligible developer,
5 or may assist under a government assistance program in the
6 development of, public housing projects. The land planning
7 activities of the authority shall be coordinated with the county
8 planning departments and the county land use plans, policies,
9 and ordinances.

10 Qualifications for developers and contractors shall be
11 provided by rules adopted by the authority in accordance with
12 chapter 91. Any person, if qualified, may act simultaneously as
13 developer and contractor.

14 In selecting eligible developers or in contracting any
15 services or materials for the purposes of this subsection, the
16 authority shall be subject to all federal procurement laws and
17 regulations.

18 For purposes of this subsection, "government assistance
19 program" means a public housing program qualified by the
20 authority and administered or operated by the authority or the
21 United States or any of their political subdivisions, agencies,
22 or instrumentalities, corporate or otherwise.



1 (h) In connection with the development of any public
2 housing dwelling units under this chapter, the authority may
3 also develop commercial, industrial, and other properties if it
4 determines that the uses will be an integral part of the public
5 housing development or a benefit to the community in which the
6 properties are situated. The authority may designate any
7 portions of the public housing development for commercial,
8 industrial, or other use and shall have all the powers granted
9 under this chapter with respect thereto. The authority may use
10 any funding authorized under this chapter to implement this
11 subsection.

12 For purposes of this subsection, the authority shall adopt
13 rules pursuant to chapter 91 to provide:

- 14 (1) For the manner of designation of the uses of
15 properties; and
- 16 (2) That any commercial, industrial, or other properties
17 developed shall be leased at cost or at economical
18 rents that are determined by the authority, after
19 appraisal, to be consistent with rents in similar
20 locations or with similar terms. The net proceeds of
21 all leases, less costs to the authority, shall be



1 deposited in the public housing revolving fund
2 established by section 356D-28."

3 SECTION 2. Statutory material to be repealed is bracketed
4 and stricken. New statutory material is underscored.

5 SECTION 3. This Act shall take effect on July 1, 2050.



Report Title:

Public Housing Projects; Development

Description:

Authorizes the Hawaii public housing authority to develop public housing projects. Authorizes the Hawaii public housing authority to develop commercial and industrial properties in connection with the development of public housing dwelling units. Effective July 1, 2050. (SB305 HD1)

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