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# 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 or sales prices  
20 in similar locations or with similar terms. The net  
21 proceeds of all sales or leases, less costs to the



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

3           SECTION 2.   New statutory material is underscored.

4           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 07/01/2050. (SD1)

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

