
A BILL FOR AN ACT

RELATING TO A MIXED-USE RESIDENTIAL PROJECT.

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

1 SECTION 1. The legislature finds that there are
2 underutilized parcels of State land in the urban core of
3 Honolulu that could be developed into mixed-use residential
4 projects providing space for government offices, social
5 services, and affordable rental housing. 902 Alder street,
6 Honolulu, Oahu, currently set aside by executive order to the
7 juvenile court of the first circuit, is one such parcel.

8 The legislature further finds that the judiciary and the
9 Hawaii housing finance and development corporation have entered
10 into a memorandum of agreement to develop a mixed-use
11 residential project that includes a juvenile services center
12 which would be integrated with an affordable rental housing
13 project for working families at 902 Alder street. The workforce
14 housing component of the mixed-use project will provide
15 approximately 180 units for lower-income families.

16 The legislature finds that this mixed-use residential
17 project could serve as a model for future development of



1 underutilized State land and demonstrates how multiple public
2 purposes can be achieved through joint cooperative agreements
3 between state entities.

4 The purpose of this Act is to appropriate funds to finance
5 the planning, design, and construction of the juvenile services
6 center portion of the judiciary and Hawaii housing finance and
7 development corporation's mixed use residential project at 902
8 Alder street, Oahu.

9 SECTION 2. The director of finance is authorized to issue
10 general obligation bonds in the sum of \$25,200,000 or so much
11 thereof as may be necessary and the same sum or so much thereof
12 as may be necessary is appropriated for fiscal year 2015-2016
13 for the purpose of planning, designing, and constructing a mixed
14 use residential project including a juvenile services center on
15 state land currently set aside by executive order to the
16 juvenile court of the first circuit and located at 902 Alder
17 street, Honolulu, Oahu, as follows:

18 902 Alder street, Honolulu, Oahu
19 Plans, design, and construction for a mixed use residential
20 project that includes a juvenile services center to be



1 integrated with an affordable rental housing project for
2 working families.

3	Plans	\$100,000
4	Design	\$1,600,000
5	Construction	\$23,500,000
6	Total funding	\$25,200,000

7 The sum appropriated shall be expended by the Hawaii
8 housing finance and development corporation for the purposes of
9 this Act.

10 SECTION 3. The appropriation made for the capital
11 improvement project authorized by this Act shall not lapse at
12 the end of the fiscal biennium for which the appropriation is
13 made; provided that all moneys from the appropriation
14 unencumbered as of June 30, 2018, shall lapse as of that date.

15 SECTION 4. This Act shall take effect on July 1, 2015.

16

INTRODUCED BY: Scott K. Sum

Mark H. Hahn

JAN 26 2015



H.B. NO. 827

Report Title:

CIP; 902 Alder Street, Honolulu, Oahu

Description:

Authorizes the issuance of general obligation bonds and the appropriation of funds for the planning, design, and construction of the mixed-use project at 902 Alder Street including a juvenile services center.

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