
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, which is currently set aside by executive order
7 to the 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 including a juvenile services center that
12 would be integrated with an affordable rental housing project
13 for working families at 902 Alder Street. The workforce housing
14 component of the mixed-use project would provide approximately
15 one hundred eighty 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 demonstrate how multiple public
2 purposes can be achieved through joint cooperative agreements
3 between state entities.

4 The purpose of this Act is to authorize the issuance of
5 general obligation bonds and appropriate funds to finance the
6 plans, design, and construction of a mixed-use residential
7 project including a juvenile services center that would be
8 integrated with an affordable rental housing project for working
9 families at 902 Alder Street, Oahu.

10 SECTION 2. The director of finance is authorized to issue
11 general obligation bonds in the sum of \$25,200,000 or so much
12 thereof as may be necessary and the same sum or so much thereof
13 as may be necessary is appropriated for fiscal year 2015-2016
14 for the purpose of plans, design, and construction for a mixed-
15 use residential project including a juvenile services center
16 that would be integrated with an affordable rental housing
17 project for working families on state land currently set aside
18 by executive order to the juvenile court of the first circuit
19 and located at 902 Alder Street, Honolulu, Oahu, as follows:



1 902 Alder Street, Honolulu, Oahu
 2 Plans, design, and construction for a mixed-use residential
 3 project including a juvenile services center that would be
 4 integrated with an affordable rental housing project for
 5 working families.

| | | |
|---|---------------|--------------|
| 6 | Plans | \$100,000 |
| 7 | Design | \$1,600,000 |
| 8 | Construction | \$23,500,000 |
| 9 | Total funding | \$25,200,000 |

10 The sum appropriated shall be expended by the Hawaii
 11 housing finance and development corporation for the purposes of
 12 this Act.

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

18 SECTION 4. This Act shall take effect on July 1, 2050.



Report Title:

CIP; 902 Alder Street, Honolulu, Oahu

Description:

Authorizes the issuance of general obligation bonds and the appropriation of funds for plans, design, and construction of a mixed-use residential project at 902 Alder Street, including a juvenile services center that would be integrated with an affordable rental housing project for working families. (HB827 HD1)

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