

JAN 18 2019

A BILL FOR AN ACT

RELATING TO TEACHER RENTAL HOUSING.

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

1 PART I

2 SECTION 1. Section 201H-12, Hawaii Revised Statutes, is
3 amended as follows:

4 1. By amending subsection (a) to read:

5 "(a) The corporation, in its own behalf or on behalf of
6 any federal, state, or county agency, may:

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

8 (2) Plan, develop, construct, and finance housing
9 projects, including mixed-use developments; and

10 (3) In cooperation with any state or county department or
11 agency, including the department of education and
12 department of accounting and general services, plan
13 facilities and rental housing projects for teachers
14 employed by the department of education and related
15 infrastructure as an integral part of its housing
16 projects, including mixed-use developments, using all
17 its innovative powers toward achieving that end



1 expeditiously and economically; provided that
2 facilities developed in cooperation with the
3 department of education comply with the department of
4 education's educational objectives and requirements.

5 For purposes of this subsection, "mixed-use developments" means
6 a development that contains affordable residential dwelling
7 units that may be combined with governmental, educational,
8 commercial, cultural, institutional, or industrial uses; is
9 approved by the county in which the project is located; and is
10 subject to: chapter 104; title 40 United States Code sections
11 3141, 3142, 3143, 3144, 3146, and 3147; or a project labor
12 agreement by law or contract in the construction of the
13 project."

14 2. By amending subsection (e) to read:

15 "(e) The corporation may contract or sponsor with any
16 [~~county,~~] state or county department or agency, housing
17 authority, or person, subject to the availability of funds, an
18 experimental or demonstration housing project designed to meet
19 the needs of elders; the disabled; displaced or homeless
20 persons; low- and moderate-income persons; teachers or other



1 government employees; or university and college students and
2 faculty."

3 SECTION 2. The director of finance is authorized to issue
4 general obligation bonds in the sum of \$ or so much
5 thereof as may be necessary and the same sum or so much thereof
6 as may be necessary is appropriated for fiscal biennium 2019-
7 2021 for deposit into the dwelling unit revolving fund.

8 SECTION 3. There is appropriated out of the dwelling unit
9 revolving fund the sum of \$ or so much thereof as may be
10 necessary for fiscal year 2019-2020 and the same sum or so much
11 thereof as may be necessary for fiscal year 2020-2021 for the
12 development of rental housing for teachers pursuant to section
13 302A- , Hawaii Revised Statutes; provided that if the
14 department of education does not identify and approve land for
15 the development of rental housing for teachers by December 31,
16 2019, the sums appropriated may be expended for the purposes of
17 section 201H-191, Hawaii Revised Statutes.

18 The sums appropriated shall be expended by the Hawaii
19 housing finance and development corporation for the purposes of
20 this Act.



1 PART II

2 SECTION 4. Chapter 302A, Hawaii Revised Statutes, is
3 amended by adding a new section to part III subsection E to be
4 appropriately designated and to read as follows:

5 "§302A- Teachers' housing; leasing and occupancy;
6 rules. (a) The department shall lease land and contract with
7 private entities for the development, management, maintenance,
8 or revitalization of teacher housing as necessary to effectuate
9 this part.

10 (b) If the occupancy of teacher housing units by teachers
11 falls below ninety-five per cent of all available units, the
12 project owner may rent the available units to eligible non-
13 teacher tenants.

14 (c) The department shall adopt rules pursuant to chapter
15 91 for the purposes of this section.

16 (d) For the purposes of this section "project owner" means
17 any private entity who enters into a contract to lease land for
18 teacher housing pursuant to this section."

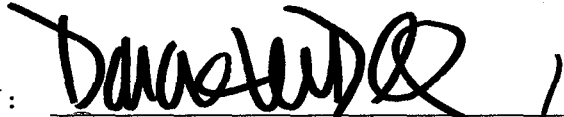
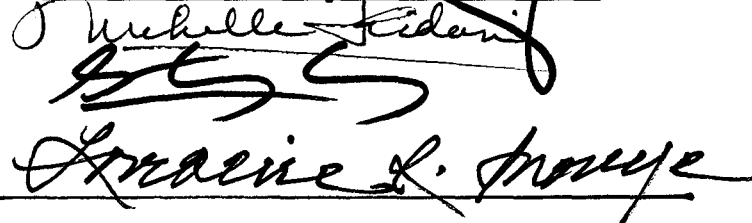


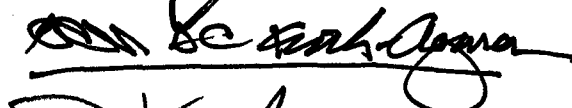

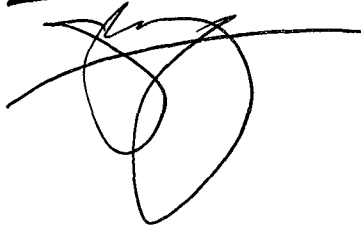
19 PART III

20 SECTION 5. Statutory material to be repealed is bracketed
21 and stricken. New statutory material is underscored.



1 SECTION 6. This Act shall take effect upon its approval;
2 provided that section 2 and section 3 of this Act shall take
3 effect on July 1, 2019.
4

INTRODUCED BY:




Clara Kristina







Report Title:

HHFDC; DOE; Teacher Housing; Appropriations; GO Bonds

Description:

Authorizes the Hawaii Housing Finance and Development Corporation to assist the Department of Education in developing teacher housing projects. Authorizes the Department of Education to lease land and contract with private entities for the development, revitalization, maintenance, and management of teacher housing. Permits the Department of Education to lease teacher housing to other eligible tenants if occupancy of teacher housing falls below 95%. Authorizes issuance of general obligation bonds for deposit into the dwelling unit revolving fund. Appropriates funds.

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

