
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that there is a dire need
2 for affordable rental housing in the county of Hawaii. In
3 particular, the east side of the county lacks sufficient
4 affordable housing relative to demand. The legislature further
5 finds that a 15.418-acre parcel in Honokaa, county of Hawaii,
6 identified as TMK No. (3) 4-5-010:122, may be suitable to
7 address the county's need for affordable rental housing.

8 In 1993, the 15.418-acre parcel was deeded to the then
9 Hawaii housing authority, subject to a covenant running with the
10 land restricting its use to solely for an affordable or elderly
11 housing project, or both. The name of the Hawaii housing
12 authority was changed and its functions and duties transferred
13 to the housing and community development corporation of Hawaii.
14 Subsequently, the functions and duties of the housing and
15 community development corporation of Hawaii were transferred to
16 the Hawaii public housing authority and Hawaii housing finance
17 and development corporation.



1 The mission of the Hawaii housing finance and development
2 corporation is to facilitate the development of affordable
3 housing statewide. The 15.418-acre parcel remains undeveloped.
4 The legislature finds that the parcel may be suitable for an
5 affordable rental housing project and as such, should be
6 transferred, together with any improvements thereon, to the
7 corporation.

8 The purpose of this Act is to:

9 (1) Direct the Hawaii housing finance and development
10 corporation to take title to the 15.418-acre parcel
11 identified as TMK No. (3) 4-5-010:122; provided that
12 the Hawaii housing finance and development corporation
13 determines, upon completion of its due diligence, that
14 the parcel is suitable for residential development;
15 and

16 (2) Require the Hawaii housing finance and development
17 corporation to conduct a feasibility study to
18 determine whether the 15.418-acre parcel is suitable
19 for an affordable rental housing project.

20 SECTION 2. The Hawaii housing finance and development
21 corporation shall take title to the 15.418-acre parcel



1 identified as TMK No. (3) 4-5-010:122; provided that the Hawaii
2 housing finance and development corporation determines, upon
3 completion of its due diligence, that the parcel is suitable for
4 residential development. The Hawaii housing finance and
5 development corporation shall be responsible for properly
6 documenting any change in title.

7 SECTION 3. The Hawaii housing finance and development
8 corporation shall conduct a feasibility study to determine
9 whether the 15.418-acre parcel in Honokaa, county of Hawaii,
10 identified as TMK No. (3) 4-5-010:122, is suitable for an
11 affordable rental housing project. The feasibility study shall
12 include:

- 13 (1) Plans and designs for housing on the parcel, including
14 affordable rental housing for essential workers or
15 elderly households, or both;
- 16 (2) Performance of a market study to determine the demands
17 and needs of population sectors in Hawaii county by
18 price-point and type of housing units, including
19 affordable rental housing for essential workers or
20 elderly households;



1 (3) Legal impediments requiring a judicial or legislative
2 remedy, including condemnation, access, and
3 environmental issues;

4 (4) The feasibility of developing the 15.418-acre parcel
5 through a public-private partnership, including the
6 necessary incentives to encourage a public-private
7 partnership; and

8 (5) Funding requirements, including the means of financing
9 and projected total cost, to develop the 15.418-acre
10 parcel project.

11 The feasibility study shall be submitted to the governor
12 and legislature no later than twenty days prior to the convening
13 of the regular session of 2021.

14 SECTION 4. There is appropriated out of the general
15 revenues of the State of Hawaii the sum of \$750,000 or so much
16 thereof as may be necessary for fiscal year 2020-2021 for the
17 feasibility study required by section 3 of this Act.

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

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



Report Title:

HHFDC; Honokaa, Hawaii County; Affordable Rental Housing;
Appropriation

Description:

Directs the HHFDC to take title to a specified 15.418-acre parcel in Honokaa, Hawaii county, if HHFDC finds, after its due diligence, that the parcel is suitable for residential development. Requires HHFDC to document any change in title. Requires HHFDC to conduct a feasibility study to determine whether the parcel is suitable for residential development. Appropriates funds for the feasibility study. Takes effect on 7/1/2050. (SD1)

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