

JAN 23 2020

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 public housing authority to convey
10 the 15.418-acre parcel in Honokaa, county of Hawaii,
11 identified as TMK No. (3) 4-5-010:122, to the Hawaii
12 housing finance and development corporation; and
13 (2) Require the Hawaii housing finance and development
14 corporation to conduct a feasibility study to
15 determine whether the 15.418-acre parcel is suitable
16 for an affordable rental housing project.

17 SECTION 2. The Hawaii public housing authority shall
18 convey the 15.418-acre parcel in Honokaa, county of Hawaii,
19 identified as TMK No. (3) 4-5-010:122, to the Hawaii housing
20 finance and development corporation. The Hawaii housing finance
21 and development corporation shall submit a report to the



1 legislature no later than twenty days prior to the convening of
2 the regular session of 2021, on the status of the conveyance of
3 the 15.418-acre parcel by the Hawaii public housing authority to
4 the Hawaii housing finance and development corporation.

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

- 11 (1) Plans and designs for housing on the parcel, including
12 affordable rental housing for essential workers or
13 elderly households, or both;
- 14 (2) Performance of a market study to determine the demands
15 and needs of population sectors in Hawaii county by
16 price-point and type of housing units, including
17 affordable rental housing for essential workers or
18 elderly households;
- 19 (3) Legal impediments requiring a judicial or legislative
20 remedy, including condemnation, access, and
21 environmental issues;



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

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

8 The feasibility study shall be submitted to the governor
9 and legislature no later than twenty days prior to the convening
10 of the regular session of 2021.

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

15 The sum appropriated shall be expended by the Hawaii
16 housing finance and development corporation for the purposes of
17 this Act.



S.B. NO. 3113

1 SECTION 5. This Act shall take effect on July 1, 2020.

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INTRODUCED BY

Francis E. Snyce

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R. J. ...
Michelle A. Sedani



S.B. NO. 3113

Report Title:

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

Description:

Directs the HPHA to convey a specified 15.418-acre parcel in Honokaa, Hawaii county, to HHFDC. Requires HHFDC to conduct a feasibility study to determine whether the parcel is suitable for residential development. Appropriates funds for the feasibility study.

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