
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.

6 The purpose of this Act is to:

- 7 (1) Direct the Hawaii housing finance and development
8 corporation to take title to the 15.418-acre parcel of
9 land identified as TMK No. (3) 4-5-010: 122 and be
10 responsible for properly documenting any change in
11 title; and
- 12 (2) Require the Hawaii housing finance and development
13 corporation to conduct a feasibility study to
14 determine whether the 15.418-acre parcel is suitable
15 for an affordable rental housing project.

16 SECTION 2. The Hawaii housing finance and development
17 corporation shall take title to the 15.418-acre parcel of land
18 identified as TMK No. (3) 4-5-010: 122; provided that the Hawaii
19 housing finance and development corporation determines, upon
20 completion of its due diligence, that the parcel is suitable for
21 residential development. The Hawaii housing finance and



1 development corporation shall be responsible for properly
2 documenting any change in title.

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

- 9 (1) Plans and designs for housing on the parcel, including
10 affordable rental housing for essential workers or
11 elderly households, or both;
- 12 (2) Performance of a market study to determine the demands
13 and needs of population sectors in Hawaii county by
14 price-point and type of housing units, including
15 affordable rental housing for essential workers or
16 elderly households;
- 17 (3) Legal impediments requiring a judicial or legislative
18 remedy, including condemnation, access, and
19 environmental issues;
- 20 (4) The feasibility of developing the 15.418-acre parcel
21 through a public-private partnership, including the



1 necessary incentives to encourage a public-private
2 partnership; and

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

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

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

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

16 SECTION 5. This Act shall take effect on December 31,
17 2050.



Report Title:

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

Description:

Directs the Hawaii Housing Finance and Development Corporation to take title to the 15.418-acre parcel of land identified as TMK No. (3) 4-5-010: 122 and be responsible for properly documenting any change in title. Requires the Hawaii Housing Finance and Development Corporation to conduct a feasibility study to determine whether the parcel is suitable for residential development. Appropriates funds for the feasibility study. Effective 12/31/50. (SD1)

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