

JAN 22 2021

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

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

1 SECTION 1. Section 356D-1, Hawaii Revised Statutes, is
2 amended by adding a new definition to be appropriately inserted
3 and to read as follows:

4 "Housing" means any home, house, residence, building,
5 apartment, living quarters, abode, domicile, or dwelling unit
6 designed principally for the purpose of sheltering people and is
7 unrestricted as to the affordability or the income level of its
8 occupants."

9 SECTION 2. Section 356D-11, Hawaii Revised Statutes, is
10 amended as follows:

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

12 "(a) The authority, in its own behalf or on behalf of any
13 government, may:

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

15 (2) Plan, develop, construct, and finance housing or
16 public housing projects."

17 2. By amending subsections (e) through (h) to read:



1 "(e) The authority may contract or sponsor with any
2 county, housing authority, or person, subject to the
3 availability of funds, an experimental or demonstration housing
4 or public housing project designed to meet the needs of the
5 public without regard to income levels, elders, disabled,
6 displaced or homeless persons, low- and moderate-income persons,
7 government employees, teachers, or university and college
8 students and faculty.

9 (f) The authority may enter into contracts with eligible
10 developers to develop housing or public housing projects in
11 exchange for mixed use development rights. Eligibility of a
12 developer for an exchange pursuant to this subsection shall be
13 determined pursuant to rules adopted by the authority in
14 accordance with chapter 91.

15 As used in this subsection, "mixed use development rights"
16 means the right to develop a portion of a housing or public
17 housing project for commercial use.

18 (g) The authority may develop, with an eligible developer,
19 or may assist under a government assistance program in the
20 development of, housing or public housing projects. The land
21 planning activities of the authority shall be coordinated with



1 the county planning departments and the county land use plans,
2 policies, and ordinances.

3 Any person, if qualified, may act simultaneously as
4 developer and contractor.

5 In selecting eligible developers or in contracting any
6 services or materials for the purposes of this subsection, the
7 authority shall be subject to all federal procurement laws and
8 regulations.

9 For purposes of this subsection, "government assistance
10 program" means a public housing program qualified by the
11 authority and administered or operated by the authority or the
12 United States or any of their political subdivisions, agencies,
13 or instrumentalities, corporate or otherwise.

14 (h) In connection with the development of any housing or
15 public housing dwelling units under this chapter, the authority
16 may also develop commercial and industrial properties and sell
17 or lease other properties if it determines that the uses will be
18 an integral part of the housing or public housing development or
19 a benefit to the community in which the properties are situated.
20 The authority may designate any portions of the housing or
21 public housing development for commercial, industrial, or other



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1 use and shall have all the powers granted under this chapter
2 with respect thereto. The authority may use any funding
3 authorized under this chapter to implement this subsection.

4 The net proceeds of all sales or leases, less costs to the
5 authority, shall be deposited in the public housing revolving
6 fund established by section 356D-28."

7 SECTION 3. New statutory material is underscored.

8 SECTION 4. This Act shall take effect upon its approval.

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INTRODUCED BY:

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S.B. NO. 725

Report Title:

Hawaii Public Housing Authority; Definition of Housing

Description:

Adds the definition of "housing" to include all potential properties that could be developed by the Hawaii Public Housing Authority.

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