

JAN 21 2022

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# A BILL FOR AN ACT

RELATING TO THE 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 as follows:

3       1. By adding a new definition to be appropriately inserted  
4 and to read:

5       "Housing" means any home, house, residence, building,  
6 apartment, living quarters, abode, domicile, or dwelling unit  
7 designed principally for the purpose of sheltering people."

8       2. By deleting the definition of "public housing project":

9       ~~["Public housing project", "housing project", or "complex"~~  
10 ~~means a housing project directly controlled, owned, developed,~~  
11 ~~or managed by the authority pursuant to any federally assisted~~  
12 ~~housing as defined in title 24 Code of Federal Regulations~~  
13 ~~section 5.100, but does not include state low income housing~~  
14 ~~projects as defined in section 356D-51."]~~

15       SECTION 2. Section 356D-11, Hawaii Revised Statutes, is  
16 amended to read as follows:

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



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

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

4        (2) Plan, develop, construct, and finance [~~public~~] housing  
5 projects."

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

7        "(e) The authority may contract or sponsor with any  
8 county, housing authority, or person, subject to the  
9 availability of funds, [~~an experimental or demonstration~~]  
10 housing [~~project~~] projects designed to meet the needs of elders,  
11 disabled, displaced or homeless persons, low- and moderate-  
12 income persons, government employees, teachers, or university  
13 and college students and faculty."

14        3. By amending subsections (f) through (h) to read:

15        "(f) The authority may enter into contracts with eligible  
16 developers to develop [~~public~~] housing projects in exchange for  
17 mixed use development rights. Eligibility of a developer for an  
18 exchange pursuant to this subsection shall be determined  
19 pursuant to rules adopted by the authority in accordance with  
20 chapter 91.



1       As used in this subsection, "mixed use development rights"  
2 means the right to develop a portion of a [public] housing  
3 project for commercial use.

4       (g) The authority may develop, with an eligible developer,  
5 or may assist under a government assistance program in the  
6 development of, [public] housing projects. The land planning  
7 activities of the authority shall be coordinated with the county  
8 planning departments and the county land use plans, policies,  
9 and ordinances.

10       Any person, if qualified, may act simultaneously as  
11 developer and contractor.

12       In selecting eligible developers or in contracting any  
13 services or materials for the purposes of this subsection, the  
14 authority shall be subject to all federal procurement laws and  
15 regulations.

16       For purposes of this subsection, "government assistance  
17 program" means a [public] housing program qualified by the  
18 authority and administered or operated by the authority or the  
19 United States or any of their political subdivisions, agencies,  
20 or instrumentalities, corporate or otherwise.



1           (h) In connection with the development of any [~~public~~]  
2 housing dwelling units under this chapter, the authority may  
3 also develop non-subsidized housing, commercial properties, and  
4 industrial properties and sell or lease other properties if it  
5 determines that the uses will be an integral part of the  
6 [~~public~~] housing development or a benefit to the community in  
7 which the properties are situated. The authority may designate  
8 any portions of the [~~public~~] housing development for non-  
9 subsidized housing, commercial, industrial, or other use and  
10 shall have all the powers granted under this chapter with  
11 respect thereto. The authority may use any funding authorized  
12 under this chapter to implement this subsection.

13           The net proceeds of all sales or leases, less costs to the  
14 authority, shall be deposited in the public housing special fund  
15 established by section 356D-28."

16           SECTION 3. Statutory material to be repealed is bracketed  
17 and stricken. New statutory material is underscored.

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

19  
INTRODUCED BY: 



# S.B. NO. 2251

**Report Title:**

Hawaii Public Housing Authority; Non-subsidized Housing;  
Affordable Housing

**Description:**

Allows the Hawaii Public Housing Authority to build non-subsidized housing.

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

