

JAN 21 2022

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 the cost and
2 availability of housing in the State are significant challenges
3 facing Hawaii residents. Although Hawaii has the tenth highest
4 median wage nationally, living expenses are two-thirds higher
5 than the rest of the nation, with the cost of housing being a
6 major contributing factor. According to the Honolulu Board of
7 Realtors, by August 2021 the median price for a single-family
8 home on Oahu had risen to \$1,050,000, while the median price for
9 condominiums on Oahu had risen to \$500,000. With a simple
10 mortgage calculator and using conservative assumptions on
11 interest rates and down payment amounts, a household needs to
12 earn \$200,000 annually to afford to buy a median-priced home on
13 Oahu in 2020, making homeownership out of reach for many of
14 Hawaii's residents, especially first-time buyers.

15 Because of the many barriers hindering the production of
16 new housing, such as geographic limitations, lack of major
17 infrastructure, construction costs, and government regulation,



1 the State and housing developers have not been able to produce
2 enough housing for Hawaii residents. According to a 2015 report
3 from the department of business, economic development, and
4 tourism, the projected long-run estimate of demand for total new
5 housing in Hawaii is between 64,700 to 66,000 for the 2015 to
6 2025 period. The legislature has responded through the passage
7 of various legislation. During the regular session of 2016, the
8 legislature passed a bill enacted as Act 127, Session Laws of
9 Hawaii 2016, that, among other things, established a goal of
10 developing or vesting the development of at least 22,500
11 affordable rental housing units ready for occupancy by the end
12 of 2026. During the regular session of 2017, the legislature
13 passed a bill enacted as Act 54, Session Laws of Hawaii 2017, to
14 expand the types of rental housing projects that can be exempt
15 from general excise tax, thereby encouraging the development of
16 rental housing projects targeted for occupancy by households at
17 or below the one hundred forty per cent area median income
18 level. During the regular session of 2018, the legislature
19 passed a bill enacted as Act 39, Session Laws of Hawaii 2018,
20 that, among other things, provides an estimated total value of
21 \$570,000,000 to address Hawaii's affordable rental housing



1 crisis and is expected to generate more than 25,000 affordable
2 units by the year 2030.

3 Despite these efforts, the amount of new construction of
4 housing, especially for low- to middle-income families,
5 continues to be inadequate as the supply of housing remains
6 constrained while demand for housing increases. This lack of
7 supply leads to higher housing prices and rents for households
8 of all income levels, leaving all tenants with less disposable
9 income, increasing the personal stress on buyers and renters,
10 and exacerbating overcrowding and homelessness. Given these
11 consequences, the lack of affordable housing requires the
12 concentrated attention of state government at the highest level.

13 The legislature further finds that Singapore faced a
14 housing crisis in the 1940s through 1960s but was subsequently
15 able to provide nearly one million residential units for its
16 citizens. The housing and development board--the government
17 entity responsible for the rapid increase in housing
18 development--plans, develops, and constructs the housing units,
19 including commercial, recreational, and social amenities. The
20 result is that units built by the housing and development board
21 house eighty per cent of the resident population and that,



1 overall, ninety per cent of the resident population are owners
2 of their units. Through government loans, subsidies, and grants
3 and the use of money saved through a government-run mandatory
4 savings program, residents are able to purchase residential
5 units at an affordable price, including options to upgrade to a
6 better living environment in the future.

7 The legislature further finds that with Honolulu's
8 construction of an elevated rail transit system, the State has
9 an opportunity to enhance Oahu's urban environment and increase
10 the quality of life for residents by increasing the affordable
11 housing inventory and eliminating the need for personal
12 automobiles, among other public benefits. As the largest
13 landowner of properties along the transit line, with
14 approximately two thousand acres under the jurisdiction of
15 various departments, the State must be proactive in establishing
16 a unified vision and approach toward redevelopment of its
17 properties to maximize the benefits of state lands available for
18 redevelopment.

19 The purpose of this Act is to:

20 (1) End the housing shortage in Hawaii;



(2) Establish the ALOHA homes program to facilitate the creation of low-cost leasehold homes for sale to Hawaii residents on state-owned land near public transit stations; and

(3) Authorize the Hawaii public housing authority to sell the leasehold interest in residential condominium units located on state lands for lease terms of ninety-nine years.

SECTION 2. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new part to be appropriately designated and to read as follows:

"PART . ALOHA HOMES PROGRAM

§356D-A Definitions. As used in this part, the following terms have the following meanings, unless the context indicates a different meaning or intent:

"ALOHA" means affordable, locally owned homes for all.

"ALOHA home" means a residential unit within an urban redevelopment site.

"Commercial project" means an undertaking involving commercial or light industrial development, which includes a mixed-use development where commercial or light industrial



1 facilities may be built into, adjacent to, under, or above
2 residential units.

3 "Multipurpose project" means a project consisting of any
4 combination of a commercial project, redevelopment project, or
5 residential project.

6 "Owner-occupied residential use" means any use currently
7 permitted in existing residential zones consistent with owner
8 occupancy, but does not include renting or subleasing by the
9 owner of an ALOHA home to any tenant or sublessee of any kind.

10 "Project" means a specific work or improvement, including
11 real and personal properties, or any interest therein, acquired,
12 owned, constructed, reconstructed, rehabilitated, or improved by
13 the authority, including a commercial project, redevelopment
14 project, or residential project.

15 "Public agency" means any office, department, board,
16 commission, bureau, division, public corporation agency, or
17 instrumentality of the federal, state, or county government.

18 "Public facilities" includes streets, utility and service
19 corridors, and utility lines where applicable, sufficient to
20 adequately service developable improvements in an urban
21 redevelopment site, sites for schools, parks, parking garages,



1 sidewalks, pedestrian ways, and other community facilities.

2 "Public facilities" also includes public highways, as defined in
3 section 264-1, storm drainage systems, water systems, street
4 lighting systems, off-street parking facilities, sanitary
5 sewerage systems, facilities to address climate change and sea
6 level rise, as well as the land required for these facilities.

7 "Public facilities" also includes any facility owned and
8 operated by a public agency and having a useful life of at least
9 five years.

10 "Public transit station" means:

11 (1) A station connected to a locally preferred alternative
12 for a mass transit project; or

13 (2) For the city and county of Honolulu, a station of the
14 Honolulu rail transit system.

15 "Redevelopment project" means an undertaking for the
16 acquisition, clearance, replanning, reconstruction, and
17 rehabilitation, or a combination of these and other methods, of
18 an area for a residential project, for an incidental commercial
19 project, and for other facilities incidental or appurtenant
20 thereto, pursuant to and in accordance with this part. The term
21 "acquisition, clearance, replanning, reconstruction, and



1 rehabilitation" includes renewal, redevelopment, conservation,
2 restoration, or improvement, or any combination thereof.

3 "Residential project" means a project or that portion of a
4 multipurpose project, including residential dwelling units,
5 designed and intended for the purpose of providing housing and
6 any facilities as may be incidental or appurtenant thereto.

7 "Small and medium vendor" means a commercial vendor that
8 employs nine hundred ninety-nine employees or less.

9 **§356D-B ALOHA homes program.** There is established the
10 ALOHA homes program for the purpose of providing low-cost, high
11 density leasehold homes for sale to Hawaii residents on state-
12 owned lands within a one mile radius of a public transit
13 station.

14 **§356D-C Urban redevelopment sites; established;**
15 **boundaries.** There shall be established urban redevelopment
16 sites that shall include all state-owned land within a one mile
17 radius of a public transit station in a county having a
18 population greater than five hundred thousand.

19 **§356D-D Rules; guidelines.** (a) The authority shall
20 establish rules pursuant to chapter 91 on health, safety,
21 building, planning, zoning, and land use, which shall supersede



1 all other inconsistent ordinances and rules relating to the use,
2 zoning, planning, and development of land and construction
3 thereon. Rules adopted under this section shall follow existing
4 law, rules, ordinances, and regulations as closely as is
5 consistent with standards meeting minimum requirements of good
6 design, pleasant amenities, health, safety, and coordinated
7 development. The authority may provide that lands within urban
8 redevelopment sites shall not be developed beyond existing uses
9 or that improvements thereon shall not be demolished or
10 substantially reconstructed or provide other restrictions on the
11 use of the lands.

12 (b) The following shall be the principles generally
13 governing the authority's action in urban redevelopment sites:

14 (1) The program seeks to produce enough housing to meet
15 housing demand;

16 (2) Each development may include facilities to replace any
17 facilities that must be removed for the development's
18 construction;

19 (3) Developments shall endeavor to be revenue-neutral to
20 the State and counties, and all revenues generated
21 shall be used for the purposes of this part;



1 (4) The authority shall consider the infrastructure burden
2 of each development and the impact of the development
3 on the education system, and any mitigation actions,
4 prior to construction;

5 (5) The authority may build infrastructure beyond what
6 exists in any development under this part and may sell
7 the infrastructure capacity to private sector
8 developers;

9 (6) The authority may build common area facilities for any
10 development undertaken pursuant to this part, which
11 shall be paid through the sales of ALOHA homes units;

12 (7) Developments shall result in communities that permit
13 an appropriate land mixture of residential,
14 commercial, and other uses. In view of the innovative
15 nature of the mixed use approach, urban design
16 policies shall be established for the public and
17 private sectors in the proper development of urban
18 redevelopment sites; provided that any of the
19 authority's proposed actions in urban redevelopment
20 sites that are subject to chapter 343 shall comply
21 with chapter 343 and any federal environmental



1 requirements; provided further that the authority may
2 engage in any studies or coordinative activities
3 permitted in this part that affect areas lying outside
4 urban redevelopment sites where the authority, in its
5 discretion, decides that those activities are
6 necessary to implement the intent of this part. The
7 studies or coordinative activities shall be limited to
8 facility systems, resident and industrial relocation,
9 and other activities engaged in with the counties and
10 appropriate state agencies. The authority may engage
11 in construction activities outside of urban
12 redevelopment sites; provided that the construction
13 relates to infrastructure development or residential
14 or business relocation activities; provided further
15 that the construction shall comply with the general
16 plan, development plan, ordinances, and rules of the
17 county in which the urban redevelopment site is
18 located;

- 19 (8) Activities shall be located so as to provide primary
20 reliance on public transportation and pedestrian and



bicycle facilities for internal circulation within
urban redevelopment sites or designated subareas;

(9) Where compatible, land use activities within urban
redevelopment sites, to the greatest possible extent,
shall be mixed horizontally within blocks or other
land areas and vertically as integral units of
multi-purpose structures;

(10) Development shall prioritize maximizing density;
provided that development may require a mixture of
densities, building types, and configurations in
accordance with appropriate urban design guidelines
and vertical and horizontal integration of residents
of varying incomes, ages, and family groups that
reflect the diversity of Hawaii;

(11) Development shall provide necessary community
facilities, such as parks, community meeting places,
child care centers, schools, educational facilities,
libraries, and other services, within and adjacent to
residential development; provided that any school that
is provided by the authority as a necessary community
facility shall be exempt from school size requirements



1 as calculated by recent school site area averages
2 pursuant to section 302A-1602;

3 (12) Public facilities within urban redevelopment sites
4 shall be planned, located, and developed so as to
5 support the redevelopment policies for the sites
6 established by this part and plans and rules adopted
7 pursuant to it;

8 (13) Development shall be designed, to the extent possible,
9 to minimize traffic, parking, the use of private
10 automobiles, and noise;

11 (14) Development shall be subject to chapter 104;

12 (15) On-site and off-site infrastructure funded by the
13 State or county, as applicable, shall be brought to
14 the development site; provided that the State and
15 respective county may be reimbursed for its
16 infrastructure contributions with proceeds from the
17 sale of ALOHA homes; and

18 (16) Development shall include the establishment of a
19 building operating and maintenance program, together
20 with the funding to cover its cost.



1 (c) ALOHA homes within urban redevelopment sites shall not
2 be advertised for rent, rented, or used for any purpose other
3 than owner-occupied residential use; provided that the
4 authority, by rule, shall establish penalties for violations of
5 this subsection up to and including forced sale of an ALOHA
6 home.

7 (d) The design and development contracts for ALOHA homes
8 shall be subject to chapter 103D.

9 (e) The authority shall, in the interest of revenue-
10 neutrality, recoup expenses through the sales of the leasehold
11 interest of ALOHA homes and other revenue sources, including the
12 leasing of commercial space.

13 **§356D-E Sale of the leasehold interest of ALOHA homes;**
14 **rules; guidelines.** (a) The authority shall adopt rules,
15 pursuant to chapter 91, for the sale of the leasehold interest
16 of ALOHA homes under its control within urban redevelopment
17 sites; provided that each lease shall be for a term of ninety-
18 nine years. The rules shall include the following requirements
19 for an eligible buyer or owner of an ALOHA home within an urban
20 redevelopment site:



1 (1) The person shall be a qualified resident of the State
2 as defined in section 201H-32;

3 (2) The person shall not use the ALOHA home for any
4 purpose other than owner-occupied residential use; and

5 (3) The person, or the person's spouse, or any other
6 person intending to live with the eligible buyer or
7 owner, shall not own any other real property,
8 including any residential and non-residential
9 property, beneficial ownership of trusts, and co-
10 ownership or fractional ownership, while owning an
11 ALOHA home in an urban redevelopment site; provided
12 that an eligible buyer may own real property up to six
13 months after closing on the purchase of an ALOHA home;
14 provided further that an owner of an ALOHA home in the
15 process of selling the ALOHA home may own other real
16 property up to six months prior to closing on the sale
17 of the ALOHA home to an eligible buyer;

18 provided that the rules under this subsection shall not include
19 any requirements or limitations related to an individual's
20 income or any preferences to first-time home buyers. The rules
21 shall include strict enforcement of owner-occupancy, including a



1 prohibition on renting or leasing an ALOHA home to any tenant or
2 lessee. Enforcement of the owner-occupancy condition may
3 include requirements for the use of facial recognition,
4 fingerprint authorization, or retina scan technologies, in-
5 person verification of owner-occupants, and prevention of access
6 to all unauthorized persons. The authority may also establish
7 rules for a minimum number of days residents must be physically
8 present on the premises and a maximum number of days non-
9 residents may have access to the premises.

10 (b) The median ALOHA homes within urban redevelopment
11 sites shall be priced at the minimum levels necessary to ensure
12 that the development is revenue neutral for the State and
13 counties. The median ALOHA homes price shall be adjusted
14 annually for inflation, as determined by the Bureau of Labor
15 Statistics Consumer Price Index for urban Hawaii.

16 (c) The authority shall establish waitlists for each
17 residential development for eligible buyers to determine the
18 order in which ALOHA homes shall be sold. Waitlist priorities
19 may include school, college, or university affiliation if the
20 residential property is a redeveloped school, college, or
21 university; proximity of an eligible buyer's existing residence



1 to an ALOHA home within the urban redevelopment site; and other
2 criteria based on the impact that the development has on the
3 eligible buyer.

4 (d) ALOHA homes within urban redevelopment sites shall be
5 sold only to other eligible buyers.

6 (e) An owner of an ALOHA home may sell the ALOHA home
7 provided that the authority shall have the right of first
8 refusal to purchase the ALOHA home at a price that is determined
9 by the authority using the price at which the owner purchased
10 the ALOHA home as the cost basis, adjusted for inflation, as
11 determined by the department of business, economic development,
12 and tourism using the Consumer Price Index for All Urban
13 Consumers for Honolulu, and may include a percentage of the
14 appreciation, if any, in value of the unit based on an appraisal
15 obtained by the authority. If the authority does not exercise
16 its right to purchase the ALOHA home, the ALOHA home may be sold
17 by the owner to an eligible buyer; provided that the authority
18 shall retain seventy-five per cent of all profits from the sale
19 net of closing and financing costs, using the price at which the
20 owner purchased the ALOHA home, plus documented capital
21 improvements, as the cost basis. Upon the death of the owner of



1 an ALOHA home, the ALOHA home may be transferred to the
2 deceased's heir by devise or as any other real property under
3 existing law.

4 **§356D-F Use of public lands; acquisition of state lands.**

5 (a) If state lands under the control and management of other
6 public agencies are required by the authority for the purposes
7 of this part, the agency having the control and management of
8 those required lands, upon request by the authority and with the
9 approval of the governor, may convey or lease those lands to the
10 authority upon terms and conditions as may be agreed to by the
11 parties.

12 (b) Notwithstanding the foregoing, no public lands shall
13 be conveyed or leased to the authority pursuant to this section
14 if the conveyance or lease would impair any covenant between the
15 State or any county or any department or board thereof and the
16 holders of bonds issued by the State or that county, department,
17 or board.

18 **§356D-G Acquisition of real property from a county.**

19 Notwithstanding the provision of any law or charter, any county,
20 by resolution of its county council, may, without public
21 auction, sealed bids, or public notice, sell, lease, grant, or



1 convey to the authority any real property owned by it that the
2 authority certifies to be necessary for the purposes of this
3 part. The sale, lease, grant, or conveyance shall be made with
4 or without consideration and upon terms and conditions as may be
5 agreed upon by the county and the authority. Certification
6 shall be evidenced by a formal request from the authority.
7 Before the sale, lease, grant, or conveyance may be made to the
8 authority, a public hearing shall be held by the county council
9 to consider the same. Notice of the hearing shall be published
10 at least six days before the date set for the hearing in the
11 publication and in the manner as may be designated by the county
12 council.

13 **§356D-H Condemnation of real property.** The authority,
14 upon making a finding that it is necessary to acquire any real
15 property for its immediate or future use for the purposes of
16 this part, may acquire the property, including property already
17 devoted to a public use, by condemnation pursuant to chapter
18 101. The property shall not thereafter be taken for any other
19 public use without the consent of the authority. No award of
20 compensation shall be increased by reason of any increase in the
21 value of real property caused by the designation of the urban



1 redevelopment site or plan adopted pursuant to a designation, or
2 the actual or proposed acquisition, use, or disposition of any
3 other real property by the authority.

4 **§356D-I Construction contracts.** The construction
5 contracts for ALOHA homes shall be subject to chapter 103D.

6 **§356D-J Lease of projects.** Notwithstanding any law to the
7 contrary, the authority, without recourse to public auction or
8 public notice for sealed bids, may lease for a term not
9 exceeding sixty-five years all or any portion of the real or
10 personal property constituting a commercial project to any
11 person, upon terms and conditions as may be approved by the
12 authority; provided that all revenues generated from the lease
13 shall be used to support the purpose of the ALOHA homes program.

14 **§356D-K Dedication for public facilities as condition to**
15 **development.** The authority shall establish rules requiring
16 dedication for public facilities of land or facilities by
17 developers as a condition of developing real property within
18 urban redevelopment sites. Where state and county public
19 facilities dedication laws, ordinances, or rules differ, the
20 provision for greater dedication shall prevail.



1 §356D-L ALOHA homes revolving fund. There is established
2 the ALOHA homes revolving fund into which all receipts and
3 revenues of the authority pursuant to this part shall be
4 deposited. Proceeds from the fund shall be used for the
5 purposes of this part.

6 §356D-M Expenditures of ALOHA homes revolving fund under
7 the authority exempt from appropriation and allotment. Except
8 as to administrative expenditures, and except as otherwise
9 provided by law, expenditures from the ALOHA homes revolving
10 fund administered by the authority may be made by the authority
11 without appropriation or allotment of the legislature; provided
12 that no expenditure shall be made from and no obligation shall
13 be incurred against the ALOHA homes revolving fund in excess of
14 the amount standing to the credit of the fund or for any purpose
15 for which the fund may not lawfully be expended. Nothing in
16 sections 37-31 to 37-41 shall require the proceeds of the ALOHA
17 homes revolving fund administered by the authority to be
18 reappropriated annually.

19 §356D-N Assistance by state and county agencies. Any
20 state or county agency may render services for the purposes of
21 this part upon request of the authority.



1 **§356D-O Lands no longer needed.** Lands acquired by the
2 authority from another government agency that are no longer
3 needed for the ALOHA homes program by the authority shall be
4 returned to the previous owner of those lands. Lands acquired
5 by the authority from a private party that are owned by the
6 authority and designated for the ALOHA homes program but are
7 subsequently no longer needed for the ALOHA homes program shall
8 be retained by the authority.

9 **§356D-P Rules.** The authority may adopt rules pursuant to
10 chapter 91 that are necessary for the purposes of this part.

11 **§356D-Q Leasehold condominiums on state lands.** (a) The
12 authority may sell leasehold units in condominiums organized
13 pursuant to chapter 514B and developed under this part on state
14 land to a "qualified resident" as defined in section 201H-32.

15 (b) The term of the lease may be for ninety-nine years,
16 and the authority may extend or modify the fixed rental period
17 of the lease or extend the term of the lease.

18 (c) The powers conferred upon the authority by this
19 section shall be in addition and supplemental to the powers
20 conferred by any other law, and nothing in this section shall be



1 construed as limiting any powers, rights, privileges, or
2 immunities so conferred."

3 SECTION 3. Chapter 237, Hawaii Revised Statutes, is
4 amended by adding a new section to be appropriately designated
5 and to read as follows:

6 "§237- Exemption of sale of leasehold interest for ALOHA
7 home units. In addition to the amounts exempt under section
8 237-24, this chapter shall not apply to amounts received from
9 the sale of a leasehold interest in an ALOHA home under chapter
10 356D, part _____."

11 SECTION 4. Section 171-64.7, Hawaii Revised Statutes, is
12 amended by amending subsection (a) to read as follows:

13 "(a) This section applies to all lands or interest therein
14 owned or under the control of state departments and agencies
15 classed as government or crown lands previous to August 15,
16 1895, or acquired or reserved by the government upon or
17 subsequent to that date by purchase, exchange, escheat, or the
18 exercise of the right of eminent domain, or any other manner,
19 including accreted lands not otherwise awarded, submerged lands,
20 and lands beneath tidal waters that are suitable for



1 reclamation, together with reclaimed lands that have been given
2 the status of public lands under this chapter, including:

3 (1) Land set aside pursuant to law for the use of the
4 United States;

5 (2) Land to which the United States relinquished the
6 absolute fee and ownership under section 91 of the
7 Organic Act prior to the admission of Hawaii as a
8 state of the United States;

9 (3) Land to which the University of Hawaii holds title;

10 (4) Land to which the Hawaii housing finance and
11 development corporation in its corporate capacity
12 holds title;

13 (5) Land to which the department of agriculture holds
14 title by way of foreclosure, voluntary surrender, or
15 otherwise, to recover moneys loaned or to recover
16 debts otherwise owed the department under chapter 167;

17 (6) Land that is set aside by the governor to the Aloha
18 Tower development corporation or land to which the
19 Aloha Tower development corporation holds title in its
20 corporate capacity;



(7) Land that is set aside by the governor to the agribusiness development corporation or land to which the agribusiness development corporation in its corporate capacity holds title;

(8) Land to which the Hawaii technology development corporation in its corporate capacity holds title;

(9) Land to which the department of education holds title;

(10) Land that is set aside by the governor to the Hawaii public housing authority; land leased to the Hawaii public housing authority by any department or agency of the State; or land to which the Hawaii public housing authority in its corporate capacity holds title; provided that no land set aside by the governor shall be ceded lands;

(11) Land to which the stadium authority holds title; and

[+] (12) [+] Land to which the school facilities authority holds title."

SECTION 5. Section 302A-1603, Hawaii Revised Statutes, is amended by amending subsection (b) to read as follows:

"(b) The following shall be exempt from this section:



1 (1) Any form of housing permanently excluding school-aged
2 children, with the necessary covenants or declarations
3 of restrictions recorded on the property;

4 (2) Any form of housing that is or will be paying the
5 transient accommodations tax under chapter 237D;

6 (3) All nonresidential development;

7 (4) Any development with an executed education
8 contribution agreement or other like document with the
9 authority or the department for the contribution of
10 school sites or payment of fees for school land or
11 school construction; [and]

12 (5) Any form of housing developed by the department of
13 Hawaiian home lands for use by beneficiaries of the
14 Hawaiian Homes Commission Act, 1920, as amended[-];
15 and

16 (6) Any form of development by the Hawaii public housing
17 authority pursuant to chapter 356D, part _____."

18 SECTION 6. There is appropriated out of the general
19 revenues of the State of Hawaii the sum of \$ _____ or so
20 much thereof as may be necessary for fiscal year 2022-2023 to be



1 deposited into the ALOHA homes revolving fund established
2 pursuant to section 356D-L, Hawaii Revised Statutes.

3 SECTION 7. There is appropriated out of the ALOHA homes
4 revolving fund the sum of \$ or so much thereof as may
5 be necessary for fiscal year 2022-2023 for the purposes for
6 which the revolving fund is established.

7 The sum appropriated shall be expended by the Hawaii public
8 housing authority for the purposes of this Act.

9 SECTION 8. There is appropriated out of the general
10 revenues of the State of Hawaii the sum of \$ or so
11 much thereof as may be necessary for fiscal year 2022-2023 to
12 fund:

13 (1) One full-time equivalent (1.0 FTE) program manager
14 position;

15 (2) One full-time equivalent (1.0 FTE) compliance
16 specialist position; and

17 (3) One full-time equivalent (1.0 FTE) fiscal clerk
18 position,

19 within the Hawaii public housing authority for the ALOHA Homes
20 program.



1 The sum appropriated shall be expended by the department of
2 human services for the purposes of this Act.

3 SECTION 9. In codifying the new sections added by section
4 2 of this Act, the revisor of statutes shall substitute
5 appropriate section numbers for the letters used in designating
6 the new sections in this Act.

7 SECTION 10. Statutory material to be repealed is bracketed
8 and stricken. New statutory material is underscored.

9 SECTION 11. This Act shall take effect on July 1, 2022.

10
INTRODUCED BY: 



S.B. NO. 2465

Report Title:

Hawaii Public Housing Authority; Affordable Housing; ALOHA Homes; Revolving Fund; Public Land Exemptions; Appropriation

Description:

Establishes the ALOHA Homes Program to develop low-cost homes on state-owned and county-owned land in urban redevelopment sites to be sold in leasehold by the Hawaii Public Housing Authority to qualified residents. Exempts certain land from the definition of public lands. Requires Hawaii Public Housing Authority to gain legislative approval before disposing of certain lands. Provides for the disposition of lands acquired by the Hawaii Public Housing Authority but no longer needed for the ALOHA Homes Program. Appropriates funds.

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

