

JAN 20 2023

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 March 2022 the median price for a single-family
8 home on Oahu had risen to \$1,150,000, while the median price for
9 condominiums on Oahu had risen to \$515,000. With a simple
10 mortgage calculator and using conservative assumptions on
11 interest rates and down payment amounts, a household needs to
12 earn over \$200,000 annually to afford to buy a median-priced
13 home on Oahu in 2022, making homeownership out of reach for many
14 of 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 2019 report
3 from the department of business, economic development, and
4 tourism, the projected long-run average estimate of total demand
5 for housing in Hawaii is 72,310 for the 2020 to 2030 period.
6 The legislature has responded through the passage of various
7 legislation. During the regular session of 2020, the
8 legislature passed a bill enacted as Act 42, Session Laws of
9 Hawaii 2020, that, among other things, increases the Hula Mae
10 multifamily revenue bond authorization to address Hawaii's
11 affordable rental housing crisis. During the regular session of
12 2021, the legislature passed a bill enacted as Act 227, Session
13 Laws of Hawaii 2021, to establish an affordable homeownership
14 revolving fund to provide loans to nonprofit community
15 development financial institutions and nonprofit housing
16 development organizations for the development of affordable
17 homeownership housing projects. During the regular session of
18 2022, the legislature passed a bill enacted as Act 236, Session
19 Laws of Hawaii 2022, that, in part, provides funds to address
20 Hawaii's affordable rental housing crisis.



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

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



1 and the use of money saved through a government-run mandatory
2 savings program, residents are able to purchase residential
3 units at an affordable price, including options to upgrade to a
4 better living environment in the future.

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

17 The purpose of this Act is to:

- 18 (1) End the housing shortage in Hawaii;
- 19 (2) Establish the ALOHA homes program to facilitate the
20 creation of low-cost leasehold homes for sale to



1 Hawaii residents on state-owned land near public
2 transit stations; and

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

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

10 **"PART . ALOHA HOMES PROGRAM**

11 **§356D-A Definitions.** As used in this part, the following
12 terms have the following meanings, unless the context indicates
13 a different meaning or intent:

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

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

17 "Commercial project" means an undertaking involving
18 commercial or light industrial development, which includes a
19 mixed-use development where commercial or light industrial
20 facilities may be built into, adjacent to, under, or above
21 residential units.



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

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

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

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

16 "Public facilities" includes streets, utility and service
17 corridors, and utility lines where applicable, sufficient to
18 adequately service developable improvements in an urban
19 redevelopment site, sites for schools, parks, parking garages,
20 sidewalks, pedestrian ways, and other community facilities.

21 "Public facilities" also includes public highways, as defined in



1 section 264-1, storm drainage systems, water systems, street
2 lighting systems, off-street parking facilities, sanitary
3 sewerage systems, facilities to address climate change and sea
4 level rise, as well as the land required for these facilities.
5 "Public facilities" also includes any facility owned and
6 operated by a public agency and having a useful life of at least
7 five years.

8 "Public transit station" means:

- 9 (1) A station connected to a locally preferred alternative
10 for a mass transit project; or
11 (2) For the city and county of Honolulu, a station of the
12 Honolulu rail transit system.

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



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

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

7 **§356D-B ALOHA homes program.** There is established the
8 ALOHA homes program for the purpose of providing low-cost, high
9 density leasehold homes for sale to Hawaii residents on state-
10 owned lands within a one mile radius of a public transit
11 station.

12 **§356D-C Urban redevelopment sites; established;**
13 **boundaries.** There shall be established urban redevelopment
14 sites that shall include all state-owned land within a one mile
15 radius of a public transit station in a county having a
16 population greater than five hundred thousand.

17 **§356D-D Rules; guidelines.** (a) The authority shall
18 establish rules pursuant to chapter 91 on health, safety,
19 building, planning, zoning, and land use, which shall supersede
20 all other inconsistent ordinances and rules relating to the use,
21 zoning, planning, and development of land and construction



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

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

12 (1) The program seeks to produce enough housing to meet
13 housing demand;

14 (2) Each development may include facilities to replace any
15 facilities required to be removed for the
16 development's construction;

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

20 (4) The authority shall consider the infrastructure burden
21 of each development and the impact of the development



1 on the education system, and any mitigation actions,
2 prior to construction;

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

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

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



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

17 (8) Activities shall be located so as to provide primary
18 reliance on public transportation and pedestrian and
19 bicycle facilities for internal circulation within
20 urban redevelopment sites or designated subareas;



- 1 (9) Where compatible, land use activities within urban
2 redevelopment sites, to the greatest possible extent,
3 shall be mixed horizontally within blocks or other
4 land areas and vertically as integral units of
5 multi-purpose structures;
- 6 (10) Development shall prioritize maximizing density;
7 provided that development may require a mixture of
8 densities, building types, and configurations in
9 accordance with appropriate urban design guidelines
10 and vertical and horizontal integration of residents
11 of varying incomes, ages, and family groups that
12 reflect the diversity of Hawaii;
- 13 (11) Development shall provide necessary community
14 facilities, such as parks, community meeting places,
15 child care centers, schools, educational facilities,
16 libraries, and other services, within and adjacent to
17 residential development; provided that any school that
18 is provided by the authority as a necessary community
19 facility shall be exempt from school size requirements
20 as calculated by recent school site area averages
21 pursuant to section 302A-1602;



- 1 (12) Public facilities within urban redevelopment sites
2 shall be planned, located, and developed so as to
3 support the redevelopment policies for the sites
4 established by this part and plans and rules adopted
5 pursuant to it;
- 6 (13) Development shall be designed, to the extent possible,
7 to minimize traffic, parking, the use of private
8 automobiles, and noise;
- 9 (14) Development shall be subject to chapter 104;
- 10 (15) On-site and off-site infrastructure funded by the
11 State or county, as applicable, shall be brought to
12 the development site; provided that the State and
13 respective county may be reimbursed for its
14 infrastructure contributions with proceeds from the
15 sale of ALOHA homes; and
- 16 (16) Development shall include the establishment of a
17 building operating and maintenance program, together
18 with the funding to cover its cost.
- 19 (c) ALOHA homes within urban redevelopment sites shall not
20 be advertised for rent, rented, or used for any purpose other
21 than owner-occupied residential use; provided that the



1 authority, by rule, shall establish penalties for violations of
2 this subsection up to and including forced sale of an ALOHA
3 home.

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

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

10 **§356D-E Sale of the leasehold interest of ALOHA homes;**

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

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

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



1 (3) The person, or the person's spouse, or any other
2 person intending to live with the eligible buyer or
3 owner, shall not own any other real property,
4 including any residential and non-residential
5 property, beneficial ownership of trusts, and co-
6 ownership or fractional ownership, while owning an
7 ALOHA home in an urban redevelopment site; provided
8 that an eligible buyer may own real property up to six
9 months after closing on the purchase of an ALOHA home;
10 provided further that an owner of an ALOHA home in the
11 process of selling the ALOHA home may own other real
12 property up to six months prior to closing on the sale
13 of the ALOHA home to an eligible buyer;
14 provided that the rules under this subsection shall not include
15 any requirements or limitations related to an individual's
16 income or any preferences to first-time home buyers. The rules
17 shall include strict enforcement of owner-occupancy, including a
18 prohibition on renting or leasing an ALOHA home to any tenant or
19 lessee. Enforcement of the owner-occupancy condition may
20 include requirements for the use of facial recognition,
21 fingerprint authorization, or retina scan technologies, in-



1 person verification of owner-occupants, and prevention of access
2 to all unauthorized persons. The authority may also establish
3 rules for a minimum number of days residents shall be physically
4 present on the premises and a maximum number of days non-
5 residents may have access to the premises.

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

12 (c) The authority shall establish waitlists for each
13 residential development for eligible buyers to determine the
14 order in which ALOHA homes shall be sold. Waitlist priorities
15 may include school, college, or university affiliation if the
16 residential property is a redeveloped school, college, or
17 university; proximity of an eligible buyer's existing residence
18 to an ALOHA home within the urban redevelopment site; and other
19 criteria based on the impact that the development has on the
20 eligible buyer.



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

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



1 **§356D-F Use of public lands; acquisition of state lands.**

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

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

15 **§356D-G Acquisition of real property from a county.**

16 Notwithstanding the provision of any law or charter, any county,
17 by resolution of its county council, without public auction,
18 sealed bids, or public notice, may sell, lease, grant, or convey
19 to the authority any real property owned by it that the
20 authority certifies to be necessary for the purposes of this
21 part. The sale, lease, grant, or conveyance shall be made with



1 or without consideration and upon terms and conditions as may be
2 agreed upon by the county and the authority. Certification
3 shall be evidenced by a formal request from the authority.
4 Before the sale, lease, grant, or conveyance may be made to the
5 authority, a public hearing shall be held by the county council
6 to consider the same. Notice of the hearing shall be published
7 at least six days before the date set for the hearing in the
8 publication and in the manner as may be designated by the county
9 council.

10 **§356D-H Condemnation of real property.** The authority,
11 upon making a finding that it is necessary to acquire any real
12 property for its immediate or future use for the purposes of
13 this part, may acquire the property, including property already
14 devoted to a public use, by condemnation pursuant to chapter
15 101. The property shall not thereafter be taken for any other
16 public use without the consent of the authority. No award of
17 compensation shall be increased by reason of any increase in the
18 value of real property caused by the designation of the urban
19 redevelopment site or plan adopted pursuant to a designation, or
20 the actual or proposed acquisition, use, or disposition of any
21 other real property by the authority.



1 **§356D-I Construction contracts.** The construction
2 contracts for ALOHA homes shall be subject to chapter 103D.

3 **§356D-J Lease of projects.** Notwithstanding any law to the
4 contrary, the authority, without recourse to public auction or
5 public notice for sealed bids, may lease for a term not
6 exceeding sixty-five years all or any portion of the real or
7 personal property constituting a commercial project to any
8 person, upon terms and conditions as may be approved by the
9 authority; provided that all revenues generated from the lease
10 shall be used to support the purpose of the ALOHA homes program.

11 **§356D-K Dedication for public facilities as condition to**
12 **development.** The authority shall establish rules requiring
13 dedication for public facilities of land or facilities by
14 developers as a condition of developing real property within
15 urban redevelopment sites. Where state and county public
16 facilities dedication laws, ordinances, or rules differ, the
17 provision for greater dedication shall prevail.

18 **§356D-L ALOHA homes revolving fund.** There is established
19 the ALOHA homes revolving fund into which all receipts and
20 revenues of the authority pursuant to this part shall be



1 deposited. Proceeds from the fund shall be used for the
2 purposes of this part.

3 **§356D-M Expenditures of ALOHA homes revolving fund under**
4 **the authority exempt from appropriation and allotment.** Except
5 as to administrative expenditures, and except as otherwise
6 provided by law, expenditures from the ALOHA homes revolving
7 fund administered by the authority may be made by the authority
8 without appropriation or allotment of the legislature; provided
9 that no expenditure shall be made from and no obligation shall
10 be incurred against the ALOHA homes revolving fund in excess of
11 the amount standing to the credit of the fund or for any purpose
12 for which the fund may not lawfully be expended. Nothing in
13 sections 37-31 to 37-41 shall require the proceeds of the ALOHA
14 homes revolving fund administered by the authority to be
15 reappropriated annually.

16 **§356D-N Assistance by state and county agencies.** Any
17 state or county agency may render services for the purposes of
18 this part upon request of the authority.

19 **§356D-O Lands no longer needed.** Lands acquired by the
20 authority from another government agency that are no longer
21 needed for the ALOHA homes program by the authority shall be



1 returned to the previous owner of those lands. Lands acquired
2 by the authority from a private party that are owned by the
3 authority and designated for the ALOHA homes program but are
4 subsequently no longer needed for the ALOHA homes program shall
5 be retained by the authority.

6 **§356D-P Rules.** The authority may adopt rules pursuant to
7 chapter 91 that are necessary for the purposes of this part.

8 **§356D-Q Leasehold condominiums on state lands.** (a) The
9 authority may sell leasehold units in condominiums organized
10 pursuant to chapter 514B and developed under this part on state
11 land to a qualified resident as defined in section 201H-32.

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

15 (c) The powers conferred upon the authority by this
16 section shall be in addition and supplemental to the powers
17 conferred by any other law, and nothing in this section shall be
18 construed as limiting any powers, rights, privileges, or
19 immunities so conferred."



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

4 "§237- Exemption of sale of leasehold interest for ALOHA
5 home units. In addition to the amounts exempt under section
6 237-24, this chapter shall not apply to amounts received from
7 the sale of a leasehold interest in an ALOHA home under chapter
8 356D, part ."

9 SECTION 4. Section 302A-1603, Hawaii Revised Statutes, is
10 amended by amending subsection (b) to read as follows:

- 11 "(b) The following shall be exempt from this section:
- 12 (1) Any form of housing permanently excluding school-aged
13 children, with the necessary covenants or declarations
14 of restrictions recorded on the property;
 - 15 (2) Any form of housing that is or will be paying the
16 transient accommodations tax under chapter 237D;
 - 17 (3) All nonresidential development;
 - 18 (4) Any development with an executed education
19 contribution agreement or other like document with the
20 authority or the department for the contribution of



1 school sites or payment of fees for school land or
2 school construction; [~~and~~]

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

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

9 SECTION 5. 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 2023-2024 and
12 the same sum or so much thereof as may be necessary for fiscal
13 year 2024-2025 to be deposited into the ALOHA homes revolving
14 fund established pursuant to section 356D-L, Hawaii Revised
15 Statutes.

16 The sums appropriated shall be expended by the Hawaii
17 public housing authority for the purposes of this Act.

18 SECTION 6. There is appropriated out of the ALOHA homes
19 revolving fund the sum of \$ or so much thereof as may
20 be necessary for fiscal year 2023-2024 and the same sum or so



1 much thereof as may be necessary for fiscal year 2024-2025 for
2 the purposes for which the revolving fund is established.

3 The sums appropriated shall be expended by the Hawaii
4 public housing authority for the purposes of this Act.

5 SECTION 7. There is appropriated out of the general
6 revenues of the State of Hawaii the sum of \$ or so
7 much thereof as may be necessary for fiscal year 2023-2024 and
8 the same sum or so much thereof as may be necessary for fiscal
9 year 2024-2025 to fund:

10 (1) One full-time equivalent (1.0 FTE) program manager
11 position;

12 (2) One full-time equivalent (1.0 FTE) compliance
13 specialist position; and

14 (3) One full-time equivalent (1.0 FTE) fiscal clerk
15 position,

16 within the Hawaii public housing authority for the ALOHA Homes
17 program.

18 The sums appropriated shall be expended by the Hawaii
19 public housing authority for the purposes of this Act.

20 SECTION 8. In codifying the new sections added by section
21 2 of this Act, the revisor of statutes shall substitute



1 appropriate section numbers for the letters used in designating
2 the new sections in this Act.

3 SECTION 9. Statutory material to be repealed is bracketed
4 and stricken. New statutory material is underscored.

5 SECTION 10. This Act shall take effect on July 1, 2023.

6

INTRODUCED BY: 



S.B. NO. 865

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. 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.

