

FEB 28 2008

---

---

# SENATE CONCURRENT RESOLUTION

URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO ISSUE A REQUEST  
FOR PROPOSALS TO FORM A PUBLIC/PRIVATE PARTNERSHIP TO  
RENOVATE THE STATE'S PUBLIC HOUSING INVENTORY.

1           WHEREAS, the availability of clean, safe, and decent  
2 housing can play a significant role in an individual's emergence  
3 from poverty; and  
4

5           WHEREAS, much of the Hawaii Public Housing Authority's  
6 inventory of affordable housing projects is nearly sixty years  
7 old and in a state of disrepair and deterioration; and  
8

9           WHEREAS, an IBM study conducted nearly six years ago  
10 determined that more than \$600,000,000 in repairs were needed to  
11 bring the State's stock of public housing up to standard; and  
12

13           WHEREAS, the current estimate for repair and renovation of  
14 the State's fifty public housing projects is over  
15 \$5,000,000,000; and  
16

17           WHEREAS, the limitation in resources has been compounding  
18 the problem of deteriorating public housing as cost-cutting  
19 efforts have resulted in both the acquisition of minimal quality  
20 infrastructure and an inability to maintain that infrastructure  
21 on an on-going basis; and  
22

23           WHEREAS, any solution to the existing public housing crisis  
24 must provide for long-term sustainability; and  
25

26           WHEREAS, new United States Department of Housing and Urban  
27 Development guidelines will mandate asset based management  
28 beginning July 1, 2008, that will, in part, grant subsidies on a  
29 project by project basis depending upon the self-sufficiency of  
30 each project; and  
31



1 WHEREAS, the State of Hawaii can no longer afford to  
2 continue building public housing, but must make every effort to  
3 ensure what inventory it does have is viewed as transitional  
4 housing; and

5  
6 WHEREAS, the repair and renovation of existing public  
7 housing will require financial resources far beyond the State's  
8 capacity; and

9  
10 WHEREAS, financial resources from the private sector are  
11 needed to be leveraged with the use of federal and state low-  
12 income housing tax credits and the use of Hawaii's allocation of  
13 federal private activity bonds to finance the repair and  
14 renovation of Hawaii's public housing inventory; and

15  
16 WHEREAS, it is critical that the public/private partnership  
17 include private sector developers and financial institutions  
18 that are stakeholders in the Hawaii community, and that have  
19 demonstrated a commitment to building affordable and low-income  
20 housing in the State; and

21  
22 WHEREAS, as the Hawaiian economy begins to slow along with  
23 the rest of the nation, it is also critical that repair and  
24 renovation of the State's public housing inventory be undertaken  
25 with local building trades that will provide local employment  
26 over the coming years; and

27  
28 WHEREAS, the Legislature recognizes that the Hawaii Public  
29 Housing Authority Board, in its efforts to provide lower income  
30 families with decent, safe, and sanitary housing, has been  
31 actively exploring ways to accomplish the renovation and repair  
32 of the State's public housing inventory; now, therefore,

33  
34 BE IT RESOLVED by the Senate of the Twenty-fourth  
35 Legislature of the State of Hawaii, Regular Session of 2008, the  
36 House of Representatives concurring, that the Hawaii Public  
37 Housing Authority is urged to issue a request for proposals to  
38 form a public/private partnership for the purpose of  
39 reconstructing, renovating, and repairing the Hawaii Public  
40 Housing Authority's inventory of public housing projects; and

41  
42 BE IT FURTHER RESOLVED that the request for proposals be  
43 issued as soon as possible with a goal of proceeding with the  
44 renovation of the first housing project no later than the end of



# S.C.R. NO. 61

1 2008, and that the selection process give priority to  
2 stakeholders in the community and to those who have demonstrated  
3 a commitment to building affordable and low-income housing, and  
4 who have the expertise to leverage resources such as federal and  
5 state low-income housing tax credits and federal private  
6 activity bonds to finance the repair and renovation of the  
7 public housing inventory; and

8  
9 BE IT FURTHER RESOLVED that the request for proposals give  
10 priority to proposals that demonstrate the financial capacity to  
11 address the scale of the public housing repair and renovation  
12 crisis; and

13  
14 BE IT FURTHER RESOLVED that the Hawaii Public Housing  
15 Authority consider the application of sections 356D-12 and  
16 356D-44, Hawaii Revised Statutes, in issuing the request for  
17 proposals; and

18  
19 BE IT FURTHER RESOLVED that should the Hawaii Public  
20 Housing Authority need additional legislation or resources, that  
21 it advise the Legislature of such needs at least twenty days  
22 prior to the convening of the 2009 Regular Session; and

23  
24 BE IT FURTHER RESOLVED that certified copies of this  
25 Concurrent Resolution be transmitted to the Chair and Executive  
26 Director of the Hawaii Public Housing Authority.

27  
28  
29 OFFERED BY: *Suzanne Chun Calland*

