
A BILL FOR AN ACT

RELATING TO HOUSING.

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

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PART I

SECTION 1. The legislature finds that Hawaii's housing market suffers from a persistent shortage of housing, particularly housing that is affordable for Hawaii's workforce and lower income groups. Approximately thirty-six per cent of Hawaii's households are cost-burdened, meaning that these households pay more than thirty per cent of their income on housing costs. About half of these households pay more than fifty per cent of their income on housing. The *Hawai'i Housing Planning Study 2016* reports that approximately 24,551 housing units are estimated to be needed statewide from 2016 to 2020. Of this total, approximately 13,500 units, or fifty-five per cent, are needed for households earning eighty per cent and below the area median income (AMI). Typically, these are rental units.



1 The purpose of this Act is to increase the availability of
2 and access to housing stock in the State, particularly for the
3 State's vulnerable populations.

4 PART II

5 SECTION 2. The rental housing revolving fund, established
6 under section 201H-202, Hawaii Revised Statutes, provides loans
7 or grants for the development, pre-development, construction,
8 acquisition, preservation, and substantial rehabilitation of
9 rental housing units. The revolving fund also provides equity
10 gap low-interest loans or grants to qualified owners and
11 developers constructing affordable housing units.

12 The purpose of this part is to create needed housing by
13 authorizing the issuance of general obligation bonds to finance
14 various capital improvement projects of the Hawaii housing
15 finance and development corporation to address the State's
16 housing shortage.

17 SECTION 3. The director of finance is authorized to issue
18 general obligation bonds in the sum of \$ or so much
19 thereof as may be necessary and the same sum or so much thereof
20 as may be necessary is appropriated for fiscal year 2017-2018



1 for deposit into the rental housing revolving fund for the
2 purposes specified in section 201H-202, Hawaii Revised Statutes.

3 The sum appropriated shall be expended by the Hawaii
4 housing finance and development corporation for the purposes of
5 this part.

6 PART III

7 SECTION 4. The legislature finds that one of the least
8 recognized segments of Hawaii's homeless population are
9 unaccompanied runaways and homeless youth. Between 2000 and
10 2010, thirty per cent of all juvenile arrests in Hawaii were
11 runaway arrests, which averaged 4,493 arrests per year.
12 Services and shelter space are critical to meet the needs of
13 this population, which is the most vulnerable to abuse and
14 exploitation.

15 The legislature further finds that a collaboration between
16 the Hawaii housing finance and development corporation and the
17 judiciary to redevelop an underutilized parcel of state land in
18 the urban core of Honolulu could construct both a juvenile
19 services and shelter center and a one hundred eighty unit
20 affordable family housing project.



1 The purpose of this part is to provide funding to expand
2 and preserve rental housing opportunities and construct a
3 juvenile services and shelter center for runaway and homeless
4 youths.

5 SECTION 5. The director of finance is authorized to issue
6 general obligation bonds in the sum of \$ or so much
7 thereof as may be necessary and the same sum or so much thereof
8 as may be necessary is appropriated for fiscal year 2017-2018
9 for the purpose of constructing a mixed-use affordable rental
10 housing and multi-use juvenile services and shelter center at
11 902 Alder Street, Honolulu, Oahu, TMK (1) 2-3-012-019.

12 The sum appropriated shall be expended by the Hawaii
13 housing finance and development corporation for the purposes of
14 this part.

15 PART IV

16 SECTION 6. The legislature finds that the Hawaii public
17 housing authority is the sole statewide public housing agency of
18 the State. The Hawaii public housing authority's portfolio of
19 eighty-five properties comprises 6,195 units that serve over
20 6,100 families, or more than 20,000 individuals.



1 The Hawaii public housing authority's aging housing stock
2 continues to have an extensive capital need that is underfunded
3 by the United States Department of Housing and Urban
4 Development. Additional funding is needed to modernize, repair,
5 and maintain many of the State's public housing units.

6 The purpose of this part is to improve the quality of
7 existing public housing in the State by authorizing the issuance
8 of general obligation bonds and appropriating funds for this
9 purpose.

10 SECTION 7. The director of finance is authorized to issue
11 general obligation bonds in the sum of \$ or so much
12 thereof as may be necessary and the same sum or so much thereof
13 as may be necessary is appropriated for fiscal year 2017-2018
14 for public housing development, improvements, and renovations.

15 The sum appropriated shall be expended by the Hawaii public
16 housing authority for the purposes of this part.

17 SECTION 8. There is appropriated out of the general
18 revenues of the State of Hawaii the sum of \$ or so much
19 thereof as may be necessary for fiscal year 2017-2018 for public
20 housing security improvements and renovation and repairs for
21 vacant public housing units.



1 The sum appropriated shall be expended by the Hawaii public
2 housing authority for the purposes of this part.

3 PART V

4 SECTION 9. The appropriations for the capital improvement
5 projects authorized by parts II, III, and IV of this Act shall
6 not lapse at the end of the fiscal biennium for which the
7 appropriations are made; provided that all moneys from the
8 appropriations unencumbered as of June 30, 2020, shall lapse as
9 of that date.

10 SECTION 10. This Act shall take effect on July 1, 2030.



Report Title:

Affordable Housing; Public Housing; Multi-Use Juvenile Services and Shelter Center; Hawaii Housing Finance and Development Corporation; Hawaii Public Housing Authority

Description:

Authorizes the issuance of general obligation bonds for rental housing, mixed-use affordable rental housing, a multi-use juvenile services and shelter center, and public housing. Appropriates funds for public housing security improvements, renovation, and repairs. (HB488 HD2)

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