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# 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 nearly fifty years  
2 ago, the State issued a report stating that Hawaii had been  
3 experiencing a serious housing problem for many years, which by  
4 then had become a crisis. In the decades since, the State's  
5 housing problem has worsened. High housing costs and a lack of  
6 affordable housing particularly affect kupuna living on fixed,  
7 low incomes.

8           The legislature further finds that the State is beginning  
9 to see the effects of a growing aging population. Hawaii's  
10 elderly population, those sixty-five years and older, increased  
11 thirty-three per cent from 2010 to 2018, reflecting an annual  
12 growth of 3.6 per cent, compared with Hawaii's total annual  
13 population growth of 0.5 per cent.

14           The legislature also finds that more renters are at  
15 increased risk of becoming homeless due to the coronavirus  
16 pandemic. Even prior to the pandemic, studies predicted that  
17 homelessness among the elderly would increase by three hundred



1 per cent over the next ten years. The legislature finds that  
2 investing in rental housing for the elderly is critical to  
3 ensure safe, decent, and affordable housing for kupuna. The  
4 recent Hawai'i Housing Planning Study, 2019, found that 1,967  
5 units of housing are needed by 2025 for low-moderate income  
6 elderly households, age sixty-plus.

7 The legislature additionally finds that phase 1 of the  
8 School street elderly housing project on Oahu on Hawaii public  
9 housing authority property will include two hundred fifty units  
10 for kupuna with incomes at sixty per cent area median income or  
11 below, which would provide critical momentum to develop the  
12 eight hundred rental units planned for all three phases of this  
13 redevelopment. The legislature notes that because the land is  
14 currently being used for the authority's administration,  
15 displacement of residents will not occur. The proposed housing  
16 project, located near a city bus stop and situated next to the  
17 Lanakila multi-purpose senior center and close to medical  
18 facilities, shopping, and community businesses and activities,  
19 will encourage community engagement to keep seniors healthy.  
20 Phase 1 of the elderly housing project will also act as an  
21 economic driver to improve economic and employment stability.



# H.B. NO. 1132

1 Furthermore, hundreds of jobs would be generated during and  
2 after construction. The legislature also notes that this  
3 project has received all the necessary land use permits and  
4 entitlements to begin construction once funds are secured.

5 The purpose of this Act is to authorize the issuance of  
6 general obligation bonds for phase I of construction of a senior  
7 affordable housing project on Hawaii public housing authority  
8 property on School street on Oahu.

9 SECTION 2. The director of finance is authorized to issue  
10 general obligation bonds in the sum of \$40,000,000 or so much  
11 thereof as may be necessary and the same sum or so much thereof  
12 as may be necessary is appropriated for fiscal year 2021-2022 to  
13 be deposited into the rental housing revolving fund established  
14 pursuant to section 201H-202, Hawaii Revised Statutes.

15 SECTION 3. There is appropriated out of the general  
16 revenues of the State of Hawaii the sum of \$40,000,000 or so  
17 much thereof as may be necessary for fiscal year 2021-2022 and  
18 the same sum or so much thereof as may be necessary for fiscal  
19 year 2022-2023 for construction of phase I of the School street  
20 elderly housing project, a senior affordable housing project on  
21 Hawaii public housing authority property on School street, Oahu.



# H.B. NO. 1132

1           The sums appropriated shall be expended by the Hawaii  
2 housing finance and development corporation for the purposes of  
3 this Act.

4           SECTION 4. This Act shall take effect on July 1, 2021.

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INTRODUCED BY: *Nadine K. Parker*

JAN 26 2021



# H.B. NO. 1132

**Report Title:**

General Obligation Bonds; Rental Housing Revolving Fund; Senior Affordable Housing; Appropriation

**Description:**

Authorizes the issuance of general obligation bonds to be appropriated into and out of the rental housing revolving fund for construction of phase I of a senior affordable housing project on Hawaii public housing authority property on School street, Oahu.

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

