

JAN 21 2021

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# A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 PART I

2 SECTION 1. The legislature finds that homeownership is  
3 positively correlated with economic and social stability in low-  
4 and moderate-income households. However, in the last fifty  
5 years, the number of full-time Hawaii residents who own homes  
6 has steadily declined. Currently, Hawaii has the third lowest  
7 homeownership rate of any state in the nation. The department  
8 of business, economic development, and tourism projects that  
9 Hawaii will need approximately thirty-four thousand new housing  
10 units by 2025 to address the critical shortage of housing.  
11 Action is needed to increase the availability of owner-occupied  
12 housing to meet demand.

13 The legislature further finds that the self-help housing  
14 model is a cost-effective means of assisting low-income families  
15 who would otherwise not have a homeownership opportunity. Self-  
16 help housing, nonprofit developers, and community land trust  
17 organizations leverage federal funds from the United States



1 Department of Housing and Urban Development and the United  
2 States Department of Agriculture - Rural Development program  
3 with low-income families' own contributions of labor to build  
4 their own communities. However, an additional non-federal  
5 matching funding source is needed.

6 The legislature further finds that nonprofit community  
7 development financial institutions are intermediaries that  
8 provide financing and technical assistance to assist nonprofit  
9 housing organizations in the development of affordable  
10 homeownership units in underserved communities. As private  
11 sector organizations, community development financial  
12 institutions establish and maintain revolving loan funds to  
13 attract capital from the United States Department of the  
14 Treasury and other public and private sources of capital in  
15 order to increase the collective impact of affordable housing  
16 development by nonprofit housing organizations. According to  
17 Opportunity Finance Network, community development financial  
18 institutions leverage federal funding for affordable housing and  
19 community development activities at a ratio of eight to one.  
20 Additional funding will help community development financial



1 institutions attract private and public capital for affordable  
2 housing development.

3 The purpose of this Act is to establish an affordable  
4 homeownership revolving fund to provide funds for the  
5 development of affordable for-sale housing projects by nonprofit  
6 community development financial institutions and nonprofit  
7 housing development organizations to facilitate greater  
8 homeownership opportunities for Hawaii residents.

9 PART II

10 SECTION 2. Chapter 201H, Hawaii Revised Statutes, is  
11 amended by adding a new subpart to part III to be appropriately  
12 designated and to read as follows:

13 " . Affordable Homeownership Revolving Fund

14 §201H-A Affordable homeownership revolving fund. (a)

15 There is established an affordable homeownership revolving fund  
16 to be administered by the corporation for the purpose of  
17 providing, in whole or in part, loans to nonprofit community  
18 development financial institutions and nonprofit housing  
19 development organizations for the development of affordable  
20 homeownership housing projects.



1           Loans shall be awarded in the following descending order of  
2 priority:

3           (1) Projects or units in projects that are funded by  
4 programs of the United States Department of Housing  
5 and Urban Development, United States Department of  
6 Agriculture Rural Development, and United States  
7 Department of the Treasury Community Development  
8 Financial Institutions Fund, wherein:

9           (A) At least fifty per cent of the available units  
10 are reserved for persons and families with  
11 incomes at or below eighty per cent of the median  
12 family income and of which at least five per cent  
13 of the available units are for persons and  
14 families with incomes at or below fifty per cent  
15 of the median family income; and

16           (B) The remaining units are reserved for persons and  
17 families with incomes at or below one hundred  
18 twenty per cent of the median family income; and

19           (2) Mixed-income affordable for-sale housing projects or  
20 units in a mixed-income affordable for-sale housing  
21 project wherein all of the available units are



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1 reserved for persons and families with incomes at or  
2 below one hundred per cent of the median family  
3 income.

4 (b) Moneys in the fund shall be used to provide loans for  
5 the development, pre-development, construction, acquisition,  
6 preservation, and substantial rehabilitation of affordable for-  
7 sale housing units. Uses of moneys in the fund may include but  
8 are not limited to planning, design, land acquisition, including  
9 the costs of options, agreements of sale, and down payments;  
10 equity financing as matching funds for nonprofit community  
11 development financial institutions; or other housing development  
12 services or activities as provided in rules adopted by the  
13 corporation pursuant to chapter 91. The rules may provide that  
14 money from the fund shall be leveraged with other financial  
15 resources to the extent possible.

16 (c) The fund may include sums appropriated by the  
17 legislature, private contributions, proceeds from repayment of  
18 loans, interest, other returns, and moneys from other sources.

19 (d) An amount from the fund, to be set by the corporation  
20 and authorized by the legislature, may be used for  
21 administrative expenses incurred by the corporation in



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1 administering the fund; provided that moneys in the fund shall  
2 not be used to finance day-to-day administrative expenses of the  
3 projects allotted moneys from the fund.

4 (e) The corporation may provide loans under this section  
5 as provided in rules adopted by the corporation pursuant to  
6 chapter 91.

7 (f) The corporation shall submit a report to the  
8 legislature no later than twenty days prior to the convening of  
9 each regular session describing the projects funded.

10 **§201H-B Additional powers.** The powers conferred upon the  
11 corporation by this subpart shall be in addition and  
12 supplemental to the powers conferred by any other law, and  
13 nothing in this subpart shall be construed as limiting any  
14 powers, rights, privileges, or immunities conferred."

15 SECTION 3. There is appropriated out of the general  
16 revenues of the State of Hawaii the sum of \$ 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 to be deposited into the affordable homeownership  
20 revolving fund established under section 201H-A, Hawaii Revised  
21 Statutes.



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1 SECTION 4. There is appropriated out of the affordable  
2 homeownership revolving fund established under section 201H-A,  
3 Hawaii Revised Statutes, the sum of \$ or so much as  
4 may be necessary for fiscal year 2021-2022 and the same sum or  
5 so much thereof as may be necessary for fiscal year 2022-2023  
6 for loans to nonprofit community development financial  
7 institutions or nonprofit housing development organizations  
8 operating programs for the development of affordable for-sale  
9 housing projects.

10 The sums appropriated shall be expended by the Hawaii  
11 housing finance and development corporation for the purposes of  
12 this part.

13 SECTION 5. In codifying the new sections added by section  
14 2 of this Act, the revisor of statutes shall substitute  
15 appropriate section numbers for the letters used in designating  
16 the new sections in this Act.

17 SECTION 6. This Act shall take effect on July 1, 2021.

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INTRODUCED BY:



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**Report Title:**

Housing; Affordable Homeownership Revolving Fund; Appropriation

**Description:**

Establishes an affordable homeownership revolving fund within HHFDC to provide loans to nonprofit community development financial institutions and nonprofit housing development organizations for the development of affordable homeownership housing projects. Makes appropriations into and out of the affordable homeownership revolving fund.

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