

JAN 23 2015

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# A BILL FOR AN ACT

RELATING TO MIXED-USE RESIDENTIAL PROJECTS.

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

1           SECTION 1. The legislature finds that there are  
2 underutilized parcels of state land in the urban core of  
3 Honolulu that could be developed into mixed-use residential  
4 projects, providing space for government offices, social  
5 services, and affordable housing. 902 Alder street, Honolulu,  
6 Oahu, currently set aside by executive order to the juvenile  
7 court of the first circuit, is one such parcel.

8           The legislature further finds that the judiciary and Hawaii  
9 housing finance and development corporation have entered into a  
10 memorandum of agreement to develop a mixed-use residential  
11 project that includes a juvenile services center that would be  
12 integrated with an affordable rental housing project for working  
13 families at 902 Alder street. The workforce housing component  
14 of the mixed-use project will provide approximately one hundred  
15 eighty units for lower income families.

16           The legislature further finds that this mixed-use  
17 residential project could serve as a model for future



1 development of underutilized state land and demonstrates how  
2 multiple public purposes can be achieved through joint  
3 cooperative agreements between state entities.

4 The purpose of this Act is to appropriate funds to finance  
5 the planning, design, and construction of the juvenile services  
6 center portion of the judiciary and Hawaii housing finance and  
7 development corporation's mixed-use residential project.

8 SECTION 2. The director of finance is authorized to issue  
9 general obligation bonds in the sum of \$25,200,000 or so much  
10 thereof as may be necessary and the same sum or so much thereof  
11 as may be necessary is appropriated for fiscal year 2015-2016  
12 for the purpose of planning, designing, and constructing a  
13 mixed-use residential project on state land currently set aside  
14 by executive order to the juvenile court of the first circuit,  
15 located at 902 Alder street, Honolulu, Oahu, as follows:

16 902 Alder street, Honolulu, Oahu  
17 Plans, design, and construction for a  
18 mixed-use residential project that  
19 includes a juvenile services center to  
20 be integrated with an affordable rental  
21 housing project for working families.



S.B. NO. 976

|   |               |                     |
|---|---------------|---------------------|
| 1 | Construction  | <u>\$25,200,000</u> |
| 2 | Total funding | \$25,200,000        |

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

6 SECTION 3. The appropriation made for the capital  
 7 improvement project authorized by this Act shall not lapse at  
 8 the end of the fiscal biennium for which the appropriation is  
 9 made; provided that all moneys from the appropriation  
 10 unencumbered as of June 30, 2018, shall lapse as of that date.

11 SECTION 4. This Act shall take effect on July 1, 2015.

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INTRODUCED BY: *Elizabeth Chun Oakland*

*[Signature]*  
*[Signature]*

# S.B. NO. 976

**Report Title:**

General Obligation Bonds; Juvenile Services Center; Mixed-Use Project; Appropriation

**Description:**

Authorizes the issuance of general obligation bonds and the appropriation of funds for the planning, design, and construction of the juvenile services center portion of the mixed-use project at 902 Alder street, Honolulu, Oahu.

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

