
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 there is a dire need
2 for affordable rental housing in the county of Hawaii. In
3 particular, the east side of the county lacks sufficient
4 affordable housing relative to demand. The legislature further
5 finds that a 15.418-acre parcel in Honokaa, county of Hawaii,
6 identified as TMK No. (3) 4-5-010:122, may be suitable to
7 address the county's need for affordable rental housing.

8 In 1993, the 15.418-acre parcel was deeded to the then
9 Hawaii housing authority, subject to a covenant running with the
10 land restricting its use to solely for an affordable or elderly
11 housing project, or both. In 1997, a law was passed that
12 changed the name of the Hawaii housing authority and transferred
13 its functions and duties to the housing and community
14 development corporation of Hawaii. Subsequently, a 2005 law
15 transferred the functions and duties of the housing and
16 community development corporation of Hawaii to the Hawaii public



1 housing authority and Hawaii housing finance and development
2 corporation.

3 The mission of the Hawaii housing finance and development
4 corporation is to facilitate the development of affordable
5 housing statewide. The 15.418-acre parcel remains undeveloped.
6 The legislature finds that the parcel may be suitable for an
7 affordable rental housing project and as such, should be
8 transferred, together with any improvements thereon, to the
9 Hawaii housing finance and development corporation.

10 The purpose of this Act is to:

- 11 (1) Direct the Hawaii housing finance and development
12 corporation to take title to the 15.418-acre parcel
13 identified as TMK No. (3) 4-5-010:122; provided that
14 the Hawaii housing finance and development corporation
15 determines, upon completion of its due diligence, that
16 the parcel is suitable for residential development;
17 and
- 18 (2) Require the Hawaii housing finance and development
19 corporation to conduct a feasibility study to
20 determine whether the 15.418-acre parcel is suitable
21 for an affordable rental housing project.



1 SECTION 2. The Hawaii housing finance and development
2 corporation shall take title to the 15.418-acre parcel
3 identified as TMK No. (3) 4-5-010:122; provided that the Hawaii
4 housing finance and development corporation determines, upon
5 completion of its due diligence, that the parcel is suitable for
6 residential development. The Hawaii housing finance and
7 development corporation shall be responsible for properly
8 documenting any change in title.

9 SECTION 3. The Hawaii housing finance and development
10 corporation shall conduct a feasibility study to determine
11 whether the 15.418-acre parcel in Honokaa, county of Hawaii,
12 identified as TMK No. (3) 4-5-010:122, is suitable for an
13 affordable rental housing project. The feasibility study shall
14 include:

- 15 (1) Plans and designs for housing on the parcel, including
16 affordable rental housing for essential workers or
17 elderly households, or both;
- 18 (2) Performance of a market study to determine the demands
19 and needs of population sectors in Hawaii county by
20 price-point and type of housing units, including



affordable rental housing for essential workers or
elderly households;

(3) Legal impediments requiring a judicial or legislative
remedy, including condemnation, access, and
environmental issues;

(4) The feasibility of developing the 15.418-acre parcel
through a public-private partnership, including the
necessary incentives to encourage a public-private
partnership; and

(5) Funding requirements, including the means of financing
and projected total cost, to develop the 15.418-acre
parcel project.

The feasibility study shall be submitted to the governor
and legislature no later than twenty days prior to the convening
of the regular session of 2022.

SECTION 4. There is appropriated out of the general
revenues of the State of Hawaii the sum of \$ or so
much thereof as may be necessary for fiscal year 2021-2022 for
the feasibility study required by section 3 of this Act.



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

4 SECTION 5. This Act shall take effect on July 1, 2021.

5

INTRODUCED BY:



JAN 22 2021



H.B. NO. 687

Report Title:

Hawaii Housing Finance and Development Corporation; Honokaa, Hawaii County; Affordable Rental Housing; Feasibility Study; Appropriation

Description:

Directs the Hawaii housing finance and development corporation to take title to a specified 15.418-acre parcel in Honokaa, Hawaii county, if the corporation finds, after its due diligence, that the parcel is suitable for residential development. Specifies that the corporation is responsible for documenting any change in title. Requires the corporation to conduct a feasibility study. Appropriates funds for the feasibility study.

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