
A BILL FOR AN ACT

RELATING TO THE ISSUANCE OF SPECIAL PURPOSE REVENUE BONDS TO
ASSIST PUEO DEVELOPMENT, LLC.

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

1 SECTION 1. The legislature finds that the development of
2 low- and moderate-income housing, alternative energy sources,
3 agriculture, infrastructure, and economic opportunities
4 continues to be in the public interest. Pueo Development, LLC,
5 is a Hawaii company that offers sustainable solutions for
6 developing low- and moderate-income housing, alternative energy,
7 agriculture, and infrastructure, while facilitating economic
8 opportunities through project development. Pueo Development,
9 LLC, proposes to design, build, and operate a master planned
10 development in support of a public-private partnership with
11 Waiohuli Hawaiian Homesteaders Association, Inc., on an
12 estimated one hundred fifty acres of department of Hawaiian home
13 lands land in Waiohuli, Maui. This proposed development
14 includes low- and moderate-income housing units; rental housing
15 units; elderly care units; alternative energy development
16 systems; agricultural development; and infrastructure



1 development, including roads and utilities. The legislature
2 acknowledges that this development will create numerous new jobs
3 in the State, which will in turn improve the State's economy.

4 The legislature has carefully considered the use of special
5 purpose revenue bonds to support Pueo Development, LLC, and its
6 proposed development. The legislature finds that the use of
7 special purpose revenue bonds to assist Pueo Development, LLC,
8 is consistent with similar investments that the State has made
9 for other comparable master planned projects. The legislature
10 believes that the issuance of special purpose revenue bonds to
11 assist Pueo Development, LLC, will provide critical financial
12 flexibility to support the proposed development's initiatives.
13 Through the utilization of special purpose revenue bonds as a
14 means of financing the proposed development, Pueo Development,
15 LLC, will provide the public with benefits derived from
16 developing the master planned community without investment or
17 operational risk to the State or counties.

18 Accordingly, the purpose of this Act is to authorize the
19 issuance of special purpose revenue bonds and appropriate the
20 bond revenues derived therefrom for a master planned development
21 proposed by Pueo Development, LLC.



1 The legislature finds and declares that the issuance of
2 special purpose revenue bonds under this Act is in the public
3 interest and for the public health, safety, and general welfare.

4 SECTION 2. Pursuant to part IX, chapter 39A, Hawaii
5 Revised Statutes, the department of budget and finance, with the
6 approval of the governor, is authorized to issue special purpose
7 revenue bonds in a total amount not to exceed \$, in
8 one or more series, for the purpose of assisting Pueo
9 Development, LLC, a Hawaii limited liability company, for its
10 proposed master planned development that will include low- and
11 moderate-income homes; rental housing units; elderly care units;
12 alternative energy development; agricultural development; and
13 infrastructure development, including roads and utilities. The
14 legislature hereby finds and determines that the proposed master
15 planned development constitutes a project as defined in part IX,
16 chapter 39A, Hawaii Revised Statutes, and the financing thereof
17 is assistance to the development of low- and moderate-income
18 housing and processing enterprises.

19 SECTION 3. The special purpose revenue bonds and the
20 refunding special purpose revenue bonds issued under this Act
21 shall be issued pursuant to part IX, chapter 39A, Hawaii Revised



1 Statutes, relating to the power to issue special purpose revenue
2 bonds to assist the development of low- and moderate-income
3 housing and processing enterprises.

4 SECTION 4. The department of budget and finance is
5 authorized, from time to time, including times subsequent to
6 June 30, 2026, to issue special purpose revenue bonds in
7 whatever principal amounts the department shall determine to be
8 necessary to refund the special purpose revenue bonds authorized
9 in section 2 and to refund special purpose revenue bonds
10 authorized in this section, regardless of whether the
11 outstanding special purpose revenue bonds or refunding special
12 purpose revenue bonds have matured or are the subject of
13 redemption or whether the refunding special purpose revenue
14 bonds shall be bonds for the multi-project programs described in
15 section 2. In making this determination, the department shall
16 comply with federal law relating to the exemption from federal
17 income taxation of the interest on bonds of the nature
18 authorized by this section.

19 SECTION 5. The authorization to issue special purpose
20 revenue bonds under this Act shall lapse on June 30, 2026.

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



H.B. NO. 776
H.D. 1
S.D. 1

Report Title:

SPRB; Pueo Development, LLC; DHHL; Low-Income Housing; Moderate-Income Housing; Agriculture; Processing Enterprises

Description:

Authorizes the issuance of special purpose revenue bonds for a master planned development proposed by Pueo Development, LLC, on Hawaiian Home Lands. (SD1)

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

