
A BILL FOR AN ACT

RELATING TO LAND.

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

1 SECTION 1. The purpose of this Act is to facilitate the
2 development of affordable housing for teachers on a parcel
3 located in Ewa Beach on the island of Oahu.

4 SECTION 2. (a) The State shall acquire the fee simple
5 interest, a lease, or another form of interest in the parcel of
6 real property identified as TMK (1) 9-1-102-027-0000, located in
7 Ewa Beach on the island of Oahu for the purpose of developing
8 affordable housing or facilitating the development of affordable
9 housing with a priority given at that location to department of
10 education classroom teachers in the beginning of their careers.

11 (b) Notwithstanding any other law to the contrary, in
12 addition to any moneys appropriated for the sale, lease, or
13 other form of acquisition, the State may offer to the seller or
14 lessor of the parcel:

15 (1) A reduction or waiver of school impact fees owed by
16 the seller or lessor for any project of the developer;



- 1 (2) A reduction or waiver of any tax owed by the seller or
2 lessor pursuant to chapter 237, Hawaii Revised
3 Statutes;
- 4 (3) A reduction or waiver of any tax owed pursuant to 247,
5 Hawaii Revised Statutes, arising from the future
6 conveyance of the parcel or any subdivision of the
7 parcel;
- 8 (4) An exemption from statutes, ordinances, charter
9 provisions, or rules pursuant to section 201H-38,
10 Hawaii Revised Statutes, for a housing development on
11 the parcel developed pursuant to chapter 201H, Hawaii
12 Revised Statutes; and
- 13 (5) A loan guaranty of up to \$5,000,000 for a commercial
14 lender authorized to do business in the State for a
15 loan used to construct the affordable housing
16 contemplated in this Act; provided that the parcel
17 shall be used solely for the development of affordable
18 housing units with a priority given to department of
19 education classroom teachers in the beginning of their
20 careers, and other improvements necessary for that
21 affordable housing;



1 provided further that the total value received by the seller or
2 lessor pursuant to this subsection shall not exceed the value of
3 the property in the event of a sale, the total value of the
4 lease in the event of a lease, or the total value received by
5 the State in the event of another form of interest transfer;
6 provided further that if acquired, the parcel shall be used
7 solely for the development of affordable housing units for
8 teachers and other improvements necessary for that affordable
9 housing.

10 (c) For the purpose of this Act, the Hawaii housing
11 finance and development corporation shall adopt rules pursuant
12 to chapter 91, Hawaii Revised Statutes, to effectuate and
13 administer this Act.

14 SECTION 3. There is appropriated out of the general
15 revenues of the State of Hawaii the sum of \$ or so much
16 thereof as may be necessary for fiscal year 2022-2023 for the
17 purchase or other acquisition of land in Ewa Beach on the island
18 of Oahu pursuant to this Act.

19 The sum appropriated shall be expended by the Hawaii
20 housing finance and development corporation for the purposes of
21 this Act.



1 SECTION 4. This Act shall not be construed to restrict or
2 prohibit the Hawaii housing finance and development corporation
3 from:

4 (1) Allocating any funds in the dwelling unit revolving
5 fund established pursuant to section 201H-191, Hawaii
6 Revised Statutes; or


7 (2) Using any other loan or development program
8 established pursuant to chapter 201H, Hawaii Revised
9 Statutes,

10 to facilitate the construction of any housing project at the
11 real property identified as TMK (1) 9-1-102-027-0000.

12 SECTION 5. This Act shall take effect upon approval;
13 provided that section 3 shall take effect on July 1, 2022.

14

INTRODUCED BY:



JAN 26 2022



H.B. NO. 2345

Report Title:

HHFDC; Land Purchase; Ewa Beach; Affordable Housing; Teachers; Appropriation

Description:

Appropriates moneys to Hawaii Housing Finance and Development Corporation to purchase the fee simple interest or acquire an interest in real property located in Ewa Beach on the island of Oahu to develop affordable housing with priority given to department of education classroom teachers in the beginning of their career.

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