
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.

3 SECTION 2. (a) The State may acquire the fee simple
4 interest, a lease, or another form of interest in land, for the
5 purpose of developing affordable housing or facilitating the
6 development of affordable housing with a priority given to a
7 community with schools experiencing a high shortage of teachers.

8 (b) Notwithstanding any other law to the contrary, in
9 addition to any moneys appropriated for the sale, lease, or
10 other form of acquisition of land, the State may offer to the
11 seller or lessor of the land:

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

14 (2) A reduction or waiver of any tax owed by the seller or
15 lessor pursuant to chapter 237, Hawaii Revised
16 Statutes;



1 (3) A reduction or waiver of any tax owed pursuant to
2 chapter 247, Hawaii Revised Statutes, arising from the
3 future conveyance of the land or any subdivision of
4 the land;

5 (4) An exemption from statutes, ordinances, charter
6 provisions, or rules adopted pursuant to section
7 201H-38, Hawaii Revised Statutes, for a housing
8 development on the land developed pursuant to chapter
9 201H, Hawaii Revised Statutes; and

10 (5) A loan guaranty of up to \$5,000,000 for a commercial
11 lender authorized to do business in the State for a
12 loan used to construct the affordable housing
13 contemplated in this Act;

14 provided that the total value of benefits received by the seller
15 or lessor pursuant to this subsection shall not exceed the value
16 of the land in the event of a sale, the total value of the lease
17 in the event of a lease, or the total value received by the
18 State in the event of another form of interest transfer;

19 provided further that the department of education shall publish
20 a needs assessment before any development of the land.

1 SECTION 3. There is appropriated out of the general
2 revenues of the State of Hawaii the sum of \$ or so
3 much thereof as may be necessary for fiscal year 2022-2023 for
4 the purchase or other acquisition of land pursuant to this Act.

5 The sum appropriated shall be expended by the school
6 facilities authority for the purposes of this Act.

7 SECTION 4. There is appropriated out of the general
8 revenues of the State of Hawaii the sum of \$ or so
9 much thereof as may be necessary for fiscal year 2022-2023 for
10 the school facilities authority to obtain a fair market
11 appraisal report to value the land.

12 The sum appropriated shall be expended by the school
13 facilities authority for the purposes of this Act.

14 SECTION 5. There is appropriated out of the general
15 revenues of the State of Hawaii the sum of \$ or so
16 much thereof as may be necessary for fiscal year 2022-2023 for
17 the school facilities authority to maintain the landscape and
18 public safety of the land until a developer is selected.

19 The sum appropriated shall be expended by the school
20 facilities authority for the purposes of this Act.



1 SECTION 6. This Act shall take effect on July 1, 2050;
2 provided that sections 3, 4, and 5 shall take effect on July 1,
3 2022.



Report Title:

School Facilities Authority; Land Purchase; Affordable Housing; Teachers; Appropriation

Description:

Authorizes the acquisition of land. Appropriates funds to the School Facilities Authority to purchase the fee simple interest or acquire an interest in the land to develop affordable housing, with priority given to a community with schools experiencing a high shortage of teachers. Requires the Department of Education to publish a needs assessment before development may begin. Appropriates funds for the School Facilities Authority to obtain a fair market appraisal report. Appropriates funds for the School Facilities Authority to maintain landscaping and public safety on the property until a developer is selected. Effective 7/1/2050. (SD2)

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

