
A BILL FOR AN ACT

RELATING TO COMMUNITY LAND TRUSTS.

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

1 SECTION 1. Chapter 201H, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§201H- Community land trusts; affordable housing; land
5 grants and subsidies. Except where otherwise prohibited, the
6 corporation shall allow community land trusts to be eligible for
7 land grants and state subsidies or funds to be used for the
8 development of affordable housing."

9 SECTION 2. Section 201H-1, Hawaii Revised Statutes, is
10 amended by adding a new definition to be appropriately inserted
11 and to read as follows:

12 "Community land trust" means a private nonprofit
13 organization, as defined in Section 233 of the Cranston-Gonzalez
14 National Affordable Housing Act (Title 42 U.S.C. 12773), whose
15 goal is to acquire and hold land for the benefit of the
16 community and provide secure affordable access to land and
17 housing for community residents."



1 SECTION 3. Section 201H-202, Hawaii Revised Statutes, is
2 amended by amending subsection (e) to read as follows:

3 "(e) Moneys available in the fund shall be used for the
4 purpose of providing, in whole or in part, loans or grants for
5 rental housing projects in the following order of priority:

6 (1) Projects or units in projects that are allocated
7 low-income housing credits pursuant to the state
8 housing credit ceiling under section 42(h) of the
9 Internal Revenue Code of 1986, as amended, or projects
10 or units in projects that are funded by programs of
11 the United States Department of Housing and Urban
12 Development and United States Department of
13 Agriculture Rural Development wherein:

14 (A) At least fifty per cent of the available units
15 are for persons and families with incomes at or
16 below eighty per cent of the median family income
17 of which at least five per cent of the available
18 units are for persons and families with incomes
19 at or below thirty per cent of the median family
20 income; and



1 (B) The remaining units are for persons and families
2 with incomes at or below one hundred per cent of
3 the median family income;

4 provided that the corporation may establish rules to
5 ensure full occupancy of fund projects; [~~and~~]

6 (2) Mixed-income rental projects or units in a
7 mixed-income rental project wherein all of the
8 available units are for persons and families with
9 incomes at or below one hundred forty per cent of the
10 median family income~~[-]~~; and

11 (3) Rental developments by a community land trust,
12 including non-traditional structures such as
13 plantation homes, eco-villages, and developments
14 incorporating indigenous Hawaiian architecture as
15 defined under section 46-1.55."

16 SECTION 4. Statutory material to be repealed is bracketed
17 and stricken. New statutory material is underscored.

18 SECTION 5. This Act shall take effect on July 1, 2007.



Report Title:

Community Land Trusts; Land Grants and Funds; Affordable Housing

Description:

Establishes a definition of "community land trust" (CLT).
Allows CLTs to qualify for Rental Housing Trust Fund moneys,
grants, and other state subsidies and funds. (HB926 HD1)

