



1 department or agency to the Hawaii housing finance and  
2 development corporation for a period not to exceed 99  
3 years, for the primary purposes of developing  
4 affordable housing.

5 (2) Require the Hawaii housing finance and development  
6 corporation to identify state lands that can be  
7 developed for multi-unit dwellings;

8 (3) Authorize the issuance of \$200,000,000 in general  
9 obligation bonds, with the proceeds used for the  
10 establishment of regional infrastructure with the  
11 primary purpose of supporting the development of  
12 housing on lands near or adjacent to the rail transit  
13 stations;

14 (4) Authorize the issuance of \$75,000,000 in general  
15 obligation bonds for infrastructure for affordable  
16 housing in counties having a population of less than  
17 500,000; and

18 (5) Require the Hawaii housing finance and development  
19 corporation to submit to the legislature by  
20 December 31, 2020, a program addressing the housing  
21 issues described below.



1 SECTION 3. 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- Residential projects on state lands;  
5 requirements. (a) The corporation shall transfer to the  
6 department of Hawaiian home lands or the office of Hawaiian  
7 affairs, housing units in residential projects developed on  
8 state lands set aside by the governor or leased by any state  
9 department or agency to the corporation as described in section  
10 171-2(6); provided that the corporation shall establish rules  
11 pursuant to chapter 91 to determine the number of units or  
12 percentage of units to be transferred to the department of  
13 Hawaiian home lands or to the office of Hawaiian affairs;  
14 provided further that the corporation may not grant certificates  
15 of occupancy for any units prior to the implementation of these  
16 rules.

17 (b) Housing units in residential projects developed on  
18 state lands set aside by the governor or leased by any state  
19 department or agency to the corporation as described in section  
20 171-2(6) shall be priced to be affordable to families making



1 eighty per cent of area median income, provided that no income  
2 restrictions or first-time homebuyer requirements apply."

3 SECTION 4. Section 171-2, Hawaii Revised Statutes, is  
4 amended to read as follows:

5 "§171-2 Definition of public lands. "Public lands" means  
6 all lands or interest therein in the State classed as government  
7 or crown lands previous to August 15, 1895, or acquired or  
8 reserved by the government upon or subsequent to that date by  
9 purchase, exchange, escheat, or the exercise of the right of  
10 eminent domain, or in any other manner; including lands accreted  
11 after May 20, 2003, and not otherwise awarded, submerged lands,  
12 and lands beneath tidal waters that are suitable for  
13 reclamation, together with reclaimed lands that have been given  
14 the status of public lands under this chapter, except:

- 15 (1) Lands designated in section 203 of the Hawaiian Homes  
16 Commission Act, 1920, as amended;
- 17 (2) Lands set aside pursuant to law for the use of the  
18 United States;
- 19 (3) Lands being used for roads and streets;
- 20 (4) Lands to which the United States relinquished the  
21 absolute fee and ownership under section 91 of the



1 Hawaiian Organic Act prior to the admission of Hawaii  
2 as a state of the United States unless subsequently  
3 placed under the control of the board of land and  
4 natural resources and given the status of public lands  
5 in accordance with the state constitution, the  
6 Hawaiian Homes Commission Act, 1920, as amended, or  
7 other laws;

8 (5) Lands to which the University of Hawaii holds title;

9 (6) Lands set aside by the governor or leased by any state  
10 department or agency to the Hawaii housing finance and  
11 development corporation for a period not to exceed  
12 ninety-nine years, for the primary purposes of  
13 developing affordable housing or lands to which the  
14 Hawaii housing finance and development corporation in  
15 its corporate capacity holds title;

16 (7) Lands to which the Hawaii community development  
17 authority in its corporate capacity holds title;

18 (8) Lands set aside by the governor to the Hawaii public  
19 housing authority or lands to which the Hawaii public  
20 housing authority in its corporate capacity holds  
21 title;



- 1           (9) Lands to which the department of agriculture holds  
2           title by way of foreclosure, voluntary surrender, or  
3           otherwise, to recover moneys loaned or to recover  
4           debts otherwise owed the department under chapter 167;
- 5           (10) Lands that are set aside by the governor to the Aloha  
6           Tower development corporation; lands leased to the  
7           Aloha Tower development corporation by any department  
8           or agency of the State; or lands to which the Aloha  
9           Tower development corporation holds title in its  
10          corporate capacity;
- 11          (11) Lands that are set aside by the governor to the  
12          agribusiness development corporation; lands leased to  
13          the agribusiness development corporation by any  
14          department or agency of the State; or lands to which  
15          the agribusiness development corporation in its  
16          corporate capacity holds title;
- 17          (12) Lands to which the Hawaii technology development  
18          corporation in its corporate capacity holds title; and
- 19          (13) Lands to which the department of education holds  
20          title;



1 provided that, except as otherwise limited under federal law and  
2 except for state land used as an airport as defined in section  
3 262-1, public lands shall include the air rights over any  
4 portion of state land upon which a county mass transit project  
5 is developed after July 11, 2005."

6 SECTION 5. Section 171-64.7, Hawaii Revised Statutes, is  
7 amended by amending subsection (a) to read as follows:

8 "(a) This section applies to all lands or interest therein  
9 owned or under the control of state departments and agencies  
10 classed as government or crown lands previous to August 15,  
11 1895, or acquired or reserved by the government upon or  
12 subsequent to that date by purchase, exchange, escheat, or the  
13 exercise of the right of eminent domain, or any other manner,  
14 including accreted lands not otherwise awarded, submerged lands,  
15 and lands beneath tidal waters that are suitable for  
16 reclamation, together with reclaimed lands that have been given  
17 the status of public lands under this chapter, including:

18 (1) Land set aside pursuant to law for the use of the  
19 United States;

20 (2) Land to which the United States relinquished the  
21 absolute fee and ownership under section 91 of the



- 1 Organic Act prior to the admission of Hawaii as a  
2 state of the United States;
- 3 (3) Land to which the University of Hawaii holds title;
- 4 (4) Land that is set aside by the governor to the Hawaii  
5 housing finance and development corporation, land  
6 leased to the Hawaii housing finance and development  
7 corporation by any department or agency of the State,  
8 or land to which the Hawaii housing finance and  
9 development corporation in its corporate capacity  
10 holds title;
- 11 (5) Land to which the department of agriculture holds  
12 title by way of foreclosure, voluntary surrender, or  
13 otherwise, to recover moneys loaned or to recover  
14 debts otherwise owed the department under chapter 167;
- 15 (6) Land that is set aside by the governor to the Aloha  
16 Tower development corporation; or land to which the  
17 Aloha Tower development corporation holds title in its  
18 corporate capacity;
- 19 (7) Land that is set aside by the governor to the  
20 agribusiness development corporation; or land to which





- 1           the agribusiness development corporation in its
- 2           corporate capacity holds title;
- 3       (8) Land to which the Hawaii technology development
- 4           corporation in its corporate capacity holds title;
- 5       (9) Land to which the department of education holds title;
- 6           and
- 7       (10) Land to which the Hawaii public housing authority in
- 8           its corporate capacity holds title."

9           SECTION 6. (a) The Hawaii housing finance and development  
10 corporation shall submit a report to the legislature that:

- 11       (1) Identifies state lands that may be developed for
- 12           multi-unit dwellings;
- 13       (2) Includes the estimated cost of planning, designing,
- 14           and constructing multi-unit dwellings on the lands
- 15           identified in paragraph (1), including the costs of
- 16           installing necessary infrastructure; and
- 17       (3) Proposes a priority listing of the lands identified in
- 18           paragraph (1) based on:
  - 19           (A) Cost of development;
  - 20           (B) Demand for affordable housing in the county in
  - 21           which the land is situated;



1 (C) Availability of existing infrastructure to  
2 support the development; and

3 (D) Any other relevant factors.

4 (b) The Hawaii housing finance and development corporation  
5 shall submit the report of its findings and recommendations,  
6 including any proposed legislation, to the legislature no later  
7 than twenty days prior to the convening of the regular session  
8 of 2021.

9 (c) Each state or county agency shall provide to the  
10 Hawaii housing finance and development corporation any  
11 information the Hawaii housing finance and development  
12 corporation deems necessary to prepare the report required by  
13 this section.

14 SECTION 7. (a) The Hawaii housing finance and development  
15 corporation shall submit to the legislature a program that  
16 addresses housing concerns, including but not limited to:

17 (1) Producing enough housing units to meet the demand of  
18 Hawaii residents;

19 (2) Ensuring the lowest possible sales price of housing  
20 units;



- 1 (3) Limiting housing units to Hawaii residents who are  
2 owner-occupants and who own no other real property;
- 3 (4) Maximizing walkability and minimizing private vehicles  
4 and traffic;
- 5 (5) Minimizing short-term rentals;
- 6 (6) Including the interest of native Hawaiians;
- 7 (7) Enforcing chapter 104, Hawaii Revised Statutes, for  
8 construction of leasehold property;
- 9 (8) Maximizing availability to Hawaii residents at all  
10 income levels;
- 11 (9) Minimizing the financial burden to state taxpayers,
- 12 (10) Ensuring the excellence of maintenance and repairs;
- 13 (11) Prioritizing, as residents in the housing units,  
14 neighbors and residents impacted by the development;
- 15 (12) Preventing windfall profits at every resale to buyers  
16 who resell their unit; and
- 17 (13) Producing a demonstration project.
- 18 (b) The Hawaii housing finance and development corporation  
19 shall submit the program to the legislature no later than  
20 December 31, 2020.



1 SECTION 8. The director of finance is authorized to issue  
2 general obligation bonds in the sum of \$275,000,000 or so much  
3 thereof as may be necessary and the same sum or so much thereof  
4 as may be necessary is appropriated for fiscal year 2020-2021 to  
5 be deposited into the dwelling unit revolving fund established  
6 pursuant to section 201H-191, Hawaii Revised Statutes.

7 SECTION 9. There is appropriated out of the dwelling unit  
8 revolving fund the sum of \$200,000,000 or so much thereof as may  
9 be necessary for fiscal year 2020-2021 for the establishment of  
10 regional infrastructure for the primary purpose of supporting  
11 development of housing on lands located within one mile of a  
12 rail transit station, including lands owned by the University of  
13 Hawaii that are near or adjacent to the University of Hawaii  
14 West Oahu campus; provided that:

15 (1) The affordable housing infrastructure be used only for  
16 developments in which the majority of the square  
17 footage of the development is housing to be occupied,  
18 in perpetuity, by Hawaii residents who are owner-  
19 occupants of the housing units, who own no other real  
20 property;



1           (2) The sum appropriated shall be expended by the Hawaii  
2           housing finance and development corporation for the  
3           purposes of this part; and

4           (3) The appropriation shall not lapse at the end of the  
5           fiscal biennium for which the appropriation is made.

6           SECTION 10. There is appropriated out of the dwelling unit  
7           revolving fund the sum of \$75,000,000 or so much thereof as may  
8           be necessary for fiscal year 2020-2021 for the establishment of  
9           infrastructure to support the development for affordable housing  
10          in counties with a population of less than 500,000; provided  
11          that:

12          (1) The affordable housing infrastructure be used only for  
13          developments in which the majority of the square  
14          footage of the development is housing to be occupied,  
15          in perpetuity, by Hawaii residents who are owner-  
16          occupants of the housing units, who own no other real  
17          property;

18          (2) The sum appropriated shall be expended by the Hawaii  
19          housing finance and development corporation for the  
20          purposes of this part; and





1 SECTION 13. Chapter 205, Hawaii Revised Statutes, is  
2 amended by adding a new section to be appropriately designated  
3 and to read as follows:

4 "§205- Penalty. (a) Any petitioner for an amendment to  
5 a district boundary that:

6 (1) Violates; or

7 (2) Neglects, fails to conform to, or comply with this  
8 chapter or any lawful order of the land use commission  
9 may be subject to a civil penalty not to exceed  
10 \$50,000 per day that the violation, neglect, or  
11 failure occurs, or reversion pursuant to section  
12 205-4(g), but not both. The civil penalty shall be  
13 assessed by the land use commission after a hearing in  
14 accordance with chapter 91.

15 (b) Upon written application filed within fifteen days  
16 after service of an order imposing a civil penalty pursuant to  
17 this section, the land use commission may remit or mitigate the  
18 penalty upon terms that it deems proper.

19 (c) If any civil penalty imposed pursuant to this section  
20 is not paid within a time period as the land use commission may



1 direct, the attorney general shall institute a civil action for  
2 recovery of the civil penalty in circuit court."

3 SECTION 14. Section 201H-12, Hawaii Revised Statutes, is  
4 amended by amending subsection (b) to read as follows:

5 "(b) The corporation may develop public land in an  
6 agricultural district subject to the prior approval of the land  
7 use commission, when developing lands greater than fifteen acres  
8 in size, and public land in a conservation district subject to  
9 the prior approval of the board of land and natural  
10 resources[-]; provided that the corporation may use the process  
11 established pursuant to section 205-3.1(e) to develop lands  
12 having an area between fifteen acres and twenty-five acres. The  
13 corporation shall not develop state monuments, historical sites,  
14 or parks. When the corporation proposes to develop public land,  
15 it shall file with the department of land and natural resources  
16 a petition setting forth the purpose for the development. The  
17 petition shall be conclusive proof that the intended use is a  
18 public use superior to that which the land has been  
19 appropriated."

20 SECTION 15. Section 205-3.1, Hawaii Revised Statutes, is  
21 amended to read as follows:





1           "§205-3.1 Amendments to district boundaries. (a)  
2 District boundary amendments involving lands in the conservation  
3 district [~~, land areas greater than fifteen acres,~~] or lands  
4 delineated as important agricultural lands shall be processed by  
5 the land use commission pursuant to section 205-4. District  
6 boundary amendments of all other lands greater than 15 acres  
7 shall be processed by the land use commission pursuant to  
8 section 205-4, except as provided in subsection (e).

9           (b) Any department or agency of the State, and department  
10 or agency of the county in which the land is situated, or any  
11 person with a property interest in the land sought to be  
12 reclassified may petition the appropriate county land use  
13 decision-making authority of the county in which the land is  
14 situated for a change in the boundary of a district involving  
15 lands less than fifteen acres presently in the rural and urban  
16 districts and lands less than fifteen acres in the agricultural  
17 district that are not designated as important agricultural  
18 lands.

19           (c) District boundary amendments involving land areas of  
20 fifteen acres or less, except as provided in subsection (b),  
21 shall be determined by the appropriate county land use decision-



1 making authority for the district and shall not require  
2 consideration by the land use commission pursuant to section  
3 205-4; provided that [~~such~~] the boundary amendments and approved  
4 uses are consistent with this chapter. The appropriate county  
5 land use decision-making authority may consolidate proceedings  
6 to amend state land use district boundaries pursuant to this  
7 subsection, with county proceedings to amend the general plan,  
8 development plan, zoning of the affected land, or [~~such~~] other  
9 proceedings. Appropriate ordinances and rules to allow  
10 consolidation of [~~such~~] proceedings may be developed by the  
11 county land use decision-making authority.

12 (d) The county land use decision-making authority shall  
13 serve a copy of the application for a district boundary  
14 amendment to the land use commission and the department of  
15 business, economic development, and tourism and shall notify the  
16 commission and the department of the time and place of the  
17 hearing and the proposed amendments scheduled to be heard at the  
18 hearing. A change in the state land use district boundaries  
19 pursuant to this subsection shall become effective on the day  
20 designated by the county land use decision-making authority in  
21 its decision. Within sixty days of the effective date of any



1 decision to amend state land use district boundaries by the  
2 county land use decision-making authority, the decision and the  
3 description and map of the affected property shall be  
4 transmitted to the land use commission and the department of  
5 business, economic development, and tourism by the county  
6 planning director.

7 (e) Notwithstanding any other provision of this section  
8 to the contrary, a person may petition the appropriate county  
9 decision making authority in the county in which the land is  
10 situated for a change in the boundary of a district involving  
11 lands that are not designated as important agricultural lands or  
12 with soil classified by the land study bureau's detailed land  
13 classification as overall (master) productivity rating class A  
14 or B and comprising twenty-five acres or less; provided that the  
15 majority of the square footage of the development for which the  
16 boundary change is sought shall be for Hawaii residents who are  
17 owner-occupants and who own no other real property, in  
18 perpetuity; provided further that the district boundary  
19 amendments shall be limited to lands contiguous to the urban  
20 district.



1       (f) Parceling of lands for development shall be prohibited  
2 for the purposes of subsection (e). If lands that have been  
3 parceled, or proposed to be parceled, are proposed for  
4 reclassification, the petition for reclassification shall be  
5 processed as lands greater than fifteen or twenty-five acres,  
6 pursuant to section 205-4.

7       (g) Before a county land use decision-making authority  
8 grants a petition for reclassification pursuant to subsection  
9 (e), the county land use decision-making authority shall make a  
10 clear finding, based on the evidence submitted, that the land  
11 subject to a petition for reclassification has not been parceled  
12 or proposed to be parceled. Any land that has parceled shall be  
13 reverted back to the land's original land use classification.

14       (h) As used in this section, "parceling" means the  
15 subdivision of lands greater than twenty-five acres into two or  
16 more parcels, more than one of which is then proposed for  
17 reclassification within a ten-year period from the date of the  
18 subdivision."

19       SECTION 16. Section 205-4, Hawaii Revised Statutes, is  
20 amended as follows:

21       1. By amending subsection (a) to read:



1           "(a) Any department or agency of the State, any department  
2 or agency of the county in which the land is situated, or any  
3 person with a property interest in the land sought to be  
4 reclassified[7] may petition the land use commission for a  
5 change in the boundary of a district. This section applies to  
6 all petitions for changes in district boundaries of lands within  
7 conservation districts, lands designated or sought to be  
8 designated as important agricultural lands, and lands greater  
9 than fifteen acres in the agricultural, rural, and urban  
10 districts, except as provided in [~~section~~] sections 201H-38[7]  
11 and 205-3.1(e). The land use commission shall adopt rules  
12 pursuant to chapter 91 to implement section 201H-38."

13           2. By amending subsection (g) to read:

14           "(g) Within a period of not more than three hundred sixty-  
15 five days after the proper filing of a petition, unless  
16 otherwise ordered by a court, or unless a time extension, which  
17 shall not exceed ninety days, is established by a two-thirds  
18 vote of the members of the commission, the commission, by filing  
19 findings of fact and conclusions of law, shall act to approve  
20 the petition, deny the petition, or to modify the petition by  
21 imposing conditions necessary to uphold the intent and spirit of



1 this chapter or the policies and criteria established pursuant  
2 to section 205-17 or to assure substantial compliance with  
3 representations made by the petitioner in seeking a boundary  
4 change. The commission may provide by condition that absent  
5 substantial commencement of use of the land in accordance with  
6 ~~[such representations,]~~ representations made to the commission,  
7 or absent substantial compliance with the conditions imposed  
8 under this chapter, the commission, on its own motion or upon  
9 motion by any part or interested person, shall issue and serve  
10 upon the party bound by the condition an order to show cause why  
11 the property should not revert to its former land use  
12 classification or be changed to a more appropriate  
13 classification. [~~Such conditions,~~ If the commission finds that  
14 the petitioner's failure to adhere to or comply with the  
15 representations or conditions does not warrant reversion to the  
16 land's former land use classification, including by reason of  
17 ineligibility, the commission may:

18       (1) Record a notice of noncompliance on the land with the  
19       bureau of conveyances; or





1 involving a permit, license, certificate, land use change,  
2 subdivision, or other entitlement for use [~~which~~] that may  
3 affect historic property, aviation artifacts, or a burial site,  
4 the agency or office shall advise the department and prior to  
5 any approval allow the department an opportunity for review and  
6 comment on the effect of the proposed project on historic  
7 properties, aviation artifacts, or burial sites, consistent with  
8 section 6E-43, including those listed in the Hawaii register of  
9 historic places. If:

10 (1) The proposed project consists of corridors or large  
11 land areas;

12 (2) Access to properties is restricted; or

13 (3) Circumstances dictate that construction be done in  
14 stages,

15 the department's review and comment may be based on a phased  
16 review of the project; provided that there shall be a  
17 programmatic agreement between the department and the project  
18 applicant that identifies each phase and the estimated timelines  
19 for each phase.

20 (b) The department shall inform the public of any project  
21 proposals submitted to it under this section that are not





1 otherwise subject to the requirement of a public hearing or  
2 other public notification.

3 (c) The department may delegate responsibility for review  
4 and comment of projects pursuant to this section, and any  
5 administrative rules adopted thereunder, to the respective  
6 counties; provided that the department, in consultation with the  
7 office of Hawaiian Affairs, has certified that the county has:

- 8 (1) Adopted an ordinance to govern the county's review  
9 process in accordance with the procedures set forth in  
10 this chapter and the department's applicable  
11 administrative rules;
- 12 (2) Hired qualified professional staff who meet standards  
13 established by the department to conduct the reviews;
- 14 (3) Established sufficient internal organizational  
15 controls to ensure that the qualified professional  
16 staff can make independent determinations regarding  
17 the effects of projects on historic properties;
- 18 (4) Ensured that the qualified professional staff can  
19 function in a manner that does not create a conflict  
20 of interest or an appearance of a conflict of  
21 interest;



1       (5) Provided for appropriate public notification in a  
2       manner consistent with standards established by the  
3       department; and

4       (6) Entered into a written agreement with the department  
5       and the office of Hawaiian affairs memorializing the  
6       scope of delegation to the county;

7       provided that the delegation of authority shall automatically be  
8       suspended or terminated if the county fails to retain its  
9       qualified professional staff or if it becomes apparent that the  
10       county does not have sufficient staffing capacity to complete  
11       the delegated reviews in a timely manner.

12       (d) The department shall not delegate reviews or comments  
13       to the county for projects affecting properties listed in the  
14       Hawaii register of historic places or the national register of  
15       historic places, or for projects subject to review under section  
16       6E-43.

17       (e) The department shall not delegate any of the  
18       responsibilities established by sections 6E-43, 6E-43.5 and 6E-  
19       43.6 as it relates to burials; nor shall the authority of the  
20       burial councils be diminished in any way.



1        (f) The department may establish a program to certify  
2 third-party individuals and organizations to review documents  
3 prior to submission of the documents to the department for  
4 review. Certification of third-party individuals and  
5 organizations shall require approval by the office of Hawaiian  
6 affairs. The department shall maintain a list of certified  
7 third-party reviewers. A review by a third party shall ensure  
8 that the information submitted is complete and complies with the  
9 department's documentation requirements and that any  
10 accompanying data and analysis supports recommendations made in  
11 the submission. All third-party reviews shall be conducted in  
12 accordance with the following requirements:

13        (1) The department shall select the third-party reviewers  
14 for each project;

15        (2) Third-party reviewers who conduct the reviews shall  
16 meet professional qualifications and standards  
17 established by the department;

18        (3) Third-party reviewers that apply for certification  
19 shall demonstrate that they have established  
20 sufficient internal organizational controls to ensure  
21 that the qualified professional staff can make





1 economic development, and tourism for administrative purposes  
2 only. The office shall be headed by the housing advocate and  
3 funded by the dwelling unit revolving fund established pursuant  
4 to section 201H-191. The housing advocate shall be appointed by  
5 the governor to serve a term of four years concurrent with the  
6 term of the governor. This appointment shall not be subject to  
7 senate confirmation.

8 (b) The housing advocate shall develop, advocate for, and  
9 implement policies to solve Hawaii's housing shortage by:

10 (1) Analyzing solutions and programs to address the  
11 State's need for housing that is affordable for all  
12 economic segments of the State, including but not  
13 limited to programs or proposals regarding the:

14 (A) Financing, acquisition, rehabilitation,  
15 preservation, conversion, or construction of  
16 housing;

17 (B) Use of publicly owned land and buildings as sites  
18 for affordable housing;

19 (C) Identification of state and local regulatory  
20 barriers to the development and placement of  
21 housing;



- 1 (D) Stimulation of public and private sector and  
2 intergovernmental cooperation in the development  
3 of housing;
- 4 (E) Equitable geographic distribution of housing for  
5 all economic segments;
- 6 (F) Examination of successful housing policies from  
7 jurisdictions, nationally and internationally,  
8 and methods to adapt these policies to the State;
- 9 (G) Unique circumstances for special needs  
10 populations;
- 11 (H) Provision of infrastructure for existing and  
12 future housing needs;
- 13 (I) Preservation and enhancement of the character of  
14 the State's unique cultures and communities;
- 15 (J) Correction of distortions in the housing market;
- 16 (K) Prevention of the erosion of housing stock due to  
17 speculation, transient accommodations and short-  
18 term vacation rentals, and other phenomena; and
- 19 (L) Diversity of communities across the State;
- 20 (2) Considering homeownership and rental housing as viable  
21 options for the provision of housing;



- 1           (3)   Considering various types of residential construction  
2                   and innovation housing options, including but not  
3                   limited to manufactured housing;
- 4           (4)   Reviewing, evaluating, and making recommendations  
5                   regarding existing and proposed housing programs and  
6                   initiatives, including but not limited to tax  
7                   policies, land use policies, and financing programs;
- 8           (5)   Incorporating feedback and concerns from all  
9                   stakeholders in the State's housing crisis;
- 10          (6)   Attracting and retaining future generations and  
11                industries through the provision of abundant and  
12                affordable housing;
- 13          (7)   Engaging and educating the public on housing policies  
14                and programs;
- 15          (8)   Facilitating the development process by serving as a  
16                comprehensive guide for housing developers through all  
17                parts of the development process;
- 18          (9)   Establishing a consolidated permit application and  
19                process to facilitate the expedited processing of  
20                affordable housing development projects;



1           (10) Encouraging state and county housing agencies to  
2           explore the potential or expanded use of development  
3           and hold mechanisms, such as community land trusts,  
4           land banks, and master leases, to preserve public  
5           lands under long term leases or in perpetuity for  
6           affordable housing; and

7           (c) The housing advocate may set aside lands belonging to  
8           any State agency to any of the Hawaii housing finance  
9           and development corporation, the Hawaii public housing  
10          authority, or the department of Hawaiian home lands,  
11          subject to legislative approval."

12          SECTION 21. Section 201H-191, Hawaii Revised Statutes, is  
13          amended by amending subsection (a) to read as follows:

14          "(a) There is created a dwelling unit revolving fund. The  
15          funds appropriated for the purpose of the dwelling unit  
16          revolving fund and all moneys received or collected by the  
17          corporation for the purpose of the revolving fund shall be  
18          deposited in the revolving fund. The proceeds in the revolving  
19          fund shall be used [~~to~~]:





- 1        (1)    To reimburse the general fund to pay the interest on  
2                    general obligation bonds issued for the purposes of  
3                    the revolving fund~~[, for]~~ i;
- 4        (2)    For the necessary expenses in administering housing  
5                    development programs and regional state infrastructure  
6                    programs ~~[, and for carrying]~~ i;
- 7        (3)    To carry out the purposes of housing development  
8                    programs and regional state infrastructure programs,  
9                    including but not limited to the expansion of  
10                   community facilities and regional state infrastructure  
11                   constructed in conjunction with housing and mixed-use  
12                   transit-oriented development projects, permanent  
13                   primary or secondary financing, and supplementing  
14                   building costs, federal guarantees required for  
15                   operational losses, and all things required by any  
16                   federal agency in the construction and receipt of  
17                   federal funds or low-income housing tax credits for  
18                   housing projects ~~[,]~~ and
- 19        (4)    To fund the office of the housing advocate pursuant to  
20                   section        -1."



1 SECTION 22. One full-time equivalent (1.0 FTE) position  
2 within the department of business, economic development, and  
3 tourism shall be transferred to the office of the housing  
4 advocate established pursuant to section 16 of this part to  
5 establish one full-time equivalent (1.0 FTE) position of the  
6 housing advocate; provided that the position shall be funded by  
7 the dwelling unit revolving fund pursuant to section 201H-191,  
8 Hawaii Revised Statutes.

9 PART VI

10 SECTION 23. The purpose of this part is to remove the  
11 statutory cap on the amount of conveyance tax revenues that are  
12 deposited into the rental housing revolving fund each fiscal  
13 year.

14 SECTION 24. Section 247-7, Hawaii Revised Statutes, is  
15 amended to read as follows:

16 **"§247-7 Disposition of taxes.** All taxes collected under  
17 this chapter shall be paid into the state treasury to the credit  
18 of the general fund of the State, to be used and expended for  
19 the purposes for which the general fund was created and exists  
20 by law; provided that of the taxes collected each fiscal year:





**Report Title:**

Affordable Housing; HHFDC; Lease of State Lands; Boundary Amendments; SHPD; Historic Preservation; Counties; Condominiums; Rental Housing Revolving Fund; Appropriation

**Description:**

Exempts from the definition of public lands, lands set aside by the governor or leased by any state department or agency to the Hawaii housing finance and development corporation for a period not to exceed ninety-nine years, for the primary purposes of developing affordable housing. Requires the Hawaii Housing Finance and Development Corporation to submit a report to the legislature that identifies all state lands that may be developed for multi-unit dwellings. Requires the Hawaii Housing Finance and Development Corporation to submit a program to the Legislature by December 31, 2020, which addresses various housing concerns, including the steps necessary to end the State's housing shortage. Authorizes the issuance of \$200,000,000 in general obligation bonds, with the proceeds used for the establishment of infrastructure to support the development of housing on lands near the University of Hawaii West Oahu campus. Authorizes the issuance of \$75,000,000 in general obligation bonds, with the proceeds used for affordable housing infrastructure in counties with a resident population of 500,000 or less. Appropriates \$500,000 for 3 full time equivalent (FTE) project manager positions. Authorizes a state or county department or agency to petition the appropriate county land use decision-making authority, rather than the Land Use Commission, for a change in the boundary of a district involving land areas between 15 acres and 25 acres where the majority of the square footage of the development will be for affordable housing. Authorizes the State Historic Preservation Division to delegate the responsibility of historic preservation project reviews to the impacted county. Establishes the Office of the Housing Advocate. Removes the existing statutory cap on the amount of conveyance tax revenues that are deposited into the rental housing revolving fund each fiscal year. Defective date 7/1/3000. (SD1)

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

