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# 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 may 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;

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



1 provided further that the department of education shall conduct  
2 an elementary school needs assessment before any development of  
3 the property.

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

9 The sum appropriated shall be expended by the Hawaii  
10 housing finance and development corporation for the purposes of  
11 this Act.

12 SECTION 4. There is appropriated out of the general  
13 revenues of the State of Hawaii the sum of \$ or so  
14 much thereof as may be necessary for fiscal year 2022-2023 for  
15 the Hawaii housing finance and development corporation to obtain  
16 a fair market appraisal report to value the Ewa Beach property.

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

20 SECTION 5. There is appropriated out of the general  
21 revenues of the State of Hawaii the sum of \$ or so



1 much thereof as may be necessary for fiscal year 2022-2023 for  
2 the Hawaii housing finance and development corporation to  
3 maintain the landscape and public safety of the Ewa Beach  
4 property until a developer is selected.

5 The sum appropriated shall be expended by the Hawaii  
6 housing finance and development corporation for the purposes of  
7 this Act.

8 SECTION 6. This Act shall not be construed to restrict or  
9 prohibit the Hawaii housing finance and development corporation  
10 from:

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

14 (2) Using any other loan or development program  
15 established pursuant to chapter 201H, Hawaii Revised  
16 Statutes,

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

19 SECTION 7. This Act shall take effect on July 1, 2050;  
20 provided that sections 3, 4, and 5 shall take effect on July 1,  
21 2022.



**Report Title:**

Hawaii Housing Finance and Development Corporation; Land Purchase; Ewa Beach; Affordable Housing; Teachers; Appropriation

**Description:**

Authorizes the acquisition of real property located in Ewa Beach on the island of Oahu. Appropriates funds to the Hawaii Housing Finance and Development Corporation to purchase the fee simple interest or acquire an interest in the 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. Requires the Department of Education to conduct an elementary school needs assessment before development may begin. Appropriates funds for the Hawaii Housing Finance and Development Corporation to obtain a fair market appraisal report. Appropriates funds for the Hawaii Housing Finance and Development Corporation to maintain landscaping and public safety on the Ewa Beach property until a developer is selected. Effective 7/1/2050. (SD1)

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

