
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that the cost and
2 availability of housing in the State are significant challenges
3 facing Hawaii residents. Although Hawaii has the tenth highest
4 median wage nationally, living expenses are two-thirds higher
5 than the rest of the nation, with the cost of housing being a
6 major contributing factor. According to the Honolulu Board of
7 Realtors, by March 2022, the median price for a single-family
8 home on Oahu had risen to \$1,150,000, while the median price for
9 condominiums on Oahu had risen to \$515,000. With a simple
10 mortgage calculator and using conservative assumptions on
11 interest rates and down payment amounts, a household would need
12 to earn over \$200,000 annually to afford to buy a median-priced
13 home on Oahu in 2022, making homeownership out of reach for many
14 of Hawaii's residents, especially first-time buyers.

15 Because of the many barriers hindering the production of
16 new housing, including geographic limitations, lack of major
17 infrastructure, construction costs, and government regulation,



1 the State and housing developers have not been able to produce
2 enough housing for Hawaii residents. According to a 2019 report
3 from the department of business, economic development, and
4 tourism, the projected long-run average estimate of total demand
5 for housing in Hawaii is 72,310 for the 2020 to 2030 period.
6 The legislature has responded through the passage of various
7 legislation. During the regular session of 2020, the
8 legislature passed a bill enacted as Act 42, Session Laws of
9 Hawaii 2020, that, among other things, increases the Hula Mae
10 multifamily revenue bond authorization to address Hawaii's
11 affordable rental housing crisis. During the regular session of
12 2021, the legislature passed a bill enacted as Act 227, Session
13 Laws of Hawaii 2021, to establish an affordable homeownership
14 revolving fund to provide loans to nonprofit community
15 development financial institutions and nonprofit housing
16 development organizations for the development of affordable
17 homeownership housing projects. During the regular session of
18 2022, the legislature passed a bill enacted as Act 236, Session
19 Laws of Hawaii 2022, that, in part, provides funds to address
20 Hawaii's affordable rental housing crisis.



1 Despite these efforts, the amount of new construction of
2 housing, especially for low- to middle-income families,
3 continues to be inadequate as the supply of housing remains
4 constrained while demand for housing increases. This lack of
5 supply leads to higher housing prices and rents for households
6 of all income levels, leaving all tenants with less disposable
7 income, increasing the personal stress on buyers and renters,
8 and exacerbating overcrowding and homelessness. Given these
9 consequences, the lack of affordable housing requires the
10 concentrated attention of state government at the highest level.

11 The legislature further finds that Singapore faced a
12 housing crisis in the 1940s through 1960s but was subsequently
13 able to provide nearly one million residential units for its
14 citizens. The housing and development board--the government
15 entity responsible for Singapore's rapid increase in housing
16 development--plans, develops, and constructs the housing units,
17 including commercial, recreational, and social amenities. The
18 result is that units built by the housing and development board
19 house eighty per cent of the resident population and that,
20 overall, ninety per cent of the resident population are owners
21 of their units. Through government loans, subsidies, grants,



1 and the use of money saved through a government-run mandatory
2 savings program, residents are able to purchase residential
3 units at an affordable price, including options to upgrade to a
4 better living environment in the future.

5 The legislature further finds that with Honolulu's
6 construction of an elevated rail transit system, the State has
7 an opportunity to enhance Oahu's urban environment and increase
8 the quality of life for residents by increasing the affordable
9 housing inventory and eliminating the need for personal
10 automobiles, among other public benefits. As the largest
11 landowner of properties along the transit line, with
12 approximately two thousand acres under the jurisdiction of
13 various departments, the State must be proactive in establishing
14 a unified vision and approach toward redevelopment of its
15 properties to maximize the benefits of state lands available for
16 redevelopment.

17 The purpose of this Act is to:

- 18 (1) End the housing shortage in Hawaii;
- 19 (2) Establish the ALOHA homes program to facilitate the
20 creation of low-cost leasehold homes for sale to



1 Hawaii residents on state-owned land near public
2 transit stations; and

3 (3) Authorize the Hawaii public housing authority to sell
4 the leasehold interest in residential condominium
5 units located on state lands for lease terms of
6 ninety-nine years.

7 SECTION 2. Chapter 356D, Hawaii Revised Statutes, is
8 amended by adding a new part to be appropriately designated and
9 to read as follows:

10 "PART . ALOHA HOMES PROGRAM

11 §356D-A Definitions. As used in this part, the following
12 terms have the following meanings, unless the context indicates
13 a different meaning or intent:

14 "ALOHA" means affordable, locally owned homes for all.

15 "ALOHA home" means a residential unit within an urban
16 redevelopment site.

17 "Commercial project" means an undertaking involving
18 commercial or light industrial development. "Commercial
19 project" includes a mixed-use development in which commercial or
20 light industrial facilities may be built into, adjacent to,
21 under, or above residential units.



1 "Multipurpose project" means a project consisting of any
2 combination of a commercial project, redevelopment project, or
3 residential project.

4 "Owner-occupied residential use" means any use currently
5 permitted in existing residential zones consistent with owner
6 occupancy. "Owner-occupied residential use" does not include
7 renting or subleasing by the owner of an ALOHA home to any
8 tenant or sublessee of any kind.

9 "Project" means a specific work or improvement, including
10 real and personal properties, or any interest therein, acquired,
11 owned, constructed, reconstructed, rehabilitated, or improved by
12 the authority, including a commercial project, redevelopment
13 project, or residential project.

14 "Public agency" means any office, department, board,
15 commission, bureau, division, public corporation agency, or
16 instrumentality of the federal, the state, or a county
17 government.

18 "Public facilities" includes streets, utility and service
19 corridors, and utility lines where applicable, sufficient to
20 adequately service developable improvements in an urban
21 redevelopment site, sites for schools, parks, parking garages,



1 sidewalks, pedestrian ways, and other community facilities;
2 public highways, as described in section 264-1, storm drainage
3 systems, water systems, street lighting systems, off-street
4 parking facilities, sanitary sewerage systems, facilities to
5 address climate change and sea level rise, as well as the land
6 required for these facilities; and any facility owned and
7 operated by a public agency and having a useful life of at least
8 five years.

9 "Public transit station" means:

- 10 (1) A station connected to a locally preferred alternative
11 for a mass transit project; or
12 (2) For the city and county of Honolulu, a station of the
13 Honolulu rail transit system.

14 "Redevelopment project" means an undertaking for the
15 acquisition, clearance, replanning, reconstruction, and
16 rehabilitation, or a combination of these and other methods, of
17 an area for a residential project, for an incidental commercial
18 project, and for other facilities incidental or appurtenant
19 thereto, pursuant to and in accordance with this part. As used
20 in this definition, "acquisition, clearance, replanning,
21 reconstruction, and rehabilitation" includes renewal,



1 redevelopment, conservation, restoration, or improvement, or any
2 combination thereof.

3 "Residential project" means a project or that portion of a
4 multipurpose project, including residential dwelling units,
5 designed and intended for the purpose of providing housing and
6 any facilities as may be incidental or appurtenant thereto.

7 **§356D-B ALOHA homes program.** There is established the
8 ALOHA homes program for the purpose of providing low-cost, high
9 density leasehold homes for sale to Hawaii residents on
10 state-owned lands within a one-mile radius of a public transit
11 station.

12 **§356D-C Urban redevelopment sites; established;**
13 **boundaries.** There shall be established urban redevelopment
14 sites that shall include all state-owned land within a one-mile
15 radius of a public transit station in a county having a
16 population greater than five hundred thousand.

17 **§356D-D Rules; guidelines.** (a) The authority shall adopt
18 rules pursuant to chapter 91 on health, safety, building,
19 planning, zoning, and land use, which shall supersede all other
20 inconsistent ordinances and rules relating to the use, zoning,
21 planning, and development of land and construction thereon.



1 Rules adopted under this section shall follow existing laws,
2 rules, ordinances, and regulations as closely as is practicable
3 while remaining consistent with standards meeting minimum
4 requirements of good design, pleasant amenities, health, safety,
5 and coordinated development. The authority may provide
6 restrictions on the use of the lands, including that lands
7 within urban redevelopment sites shall not be developed beyond
8 existing uses or that improvements thereon shall not be
9 demolished or substantially reconstructed.

10 (b) The following shall be the principles generally
11 governing the authority's actions relating to urban
12 redevelopment sites:

- 13 (1) The ALOHA homes program shall seek to produce enough
14 housing to meet housing demand;
- 15 (2) Each development may include facilities to replace any
16 facilities required to be removed for the
17 development's construction;
- 18 (3) Developments shall endeavor to be revenue-neutral to
19 the State and counties, and all revenues generated
20 shall be used for the purposes of this part;



- 1 (4) The authority shall consider the infrastructural
2 burden of each development and the impact of the
3 development on the education system, and any
4 mitigating actions to address these burdens and
5 impacts, prior to construction;
- 6 (5) The authority may build infrastructure beyond that
7 which exists in any development under this part and
8 may sell the infrastructure capacity to private sector
9 developers;
- 10 (6) The authority may build common area facilities for any
11 development undertaken pursuant to this part, which
12 shall be paid through the sales of ALOHA homes units;
- 13 (7) Developments shall result in communities that permit
14 an appropriate land mixture of residential,
15 commercial, and other uses. In view of the innovative
16 nature of the mixed-use approach, urban design
17 policies shall be established for the public and
18 private sectors in the proper development of urban
19 redevelopment sites; provided that any of the
20 authority's proposed actions in urban redevelopment
21 sites that are subject to chapter 343 shall comply



1 with chapter 343 and any federal environmental
2 requirements; provided further that the authority may
3 engage in any studies or coordinative activities
4 permitted in this part that affect areas lying outside
5 of urban redevelopment sites where the authority, in
6 its discretion, decides that those activities are
7 necessary to implement the intent of this part. The
8 studies or coordinative activities shall be limited to
9 facility systems, resident and industrial relocation,
10 and other activities engaged in with the counties and
11 appropriate state agencies. The authority may engage
12 in construction activities outside of urban
13 redevelopment sites; provided that the construction
14 shall relate to infrastructure development or
15 residential or business relocation activities;
16 provided further that the construction shall comply
17 with the general plan, development plan, ordinances,
18 and rules of the county in which the urban
19 redevelopment site is located;

20 (8) Activities shall be located so as to provide primary
21 reliance on public transportation and pedestrian and



- 1 bicycle facilities for internal circulation within
2 urban redevelopment sites or designated subareas;
- 3 (9) Where compatible, land use activities within urban
4 redevelopment sites, to the greatest possible extent,
5 shall be mixed horizontally within blocks or other
6 land areas and vertically as integral units of
7 multi-purpose structures;
- 8 (10) Development shall prioritize maximizing density;
9 provided that development may require a mixture of
10 densities, building types, and configurations in
11 accordance with appropriate urban design guidelines
12 and vertical and horizontal integration of residents
13 of varying incomes, ages, and family groups that
14 reflect the diversity of Hawaii;
- 15 (11) Development shall provide necessary community
16 facilities, including parks, community meeting places,
17 child care centers, schools, educational facilities,
18 libraries, and other services, within and adjacent to
19 residential development; provided that any school that
20 is provided by the authority as a necessary community
21 facility shall be exempt from school size



- 1 requirements, as calculated by recent school site area
2 averages pursuant to section 302A-1602;
- 3 (12) Public facilities within urban redevelopment sites
4 shall be planned, located, and developed so as to
5 support the redevelopment policies for the sites
6 established by this part and plans and rules adopted
7 pursuant to it;
- 8 (13) Development shall be designed, to the extent possible,
9 to minimize traffic, parking, the use of private
10 automobiles, and noise;
- 11 (14) Development shall be subject to chapter 104;
- 12 (15) On-site and off-site infrastructure funded by the
13 State or county, as applicable, shall be brought to
14 the development site; provided that the State and
15 respective county may be reimbursed for its
16 infrastructure contributions with proceeds from the
17 sale of ALOHA homes; and
- 18 (16) Development shall include the establishment of a
19 building operating and maintenance program, together
20 with the funding to cover its cost.



1 (c) ALOHA homes within urban redevelopment sites shall not
2 be advertised for rent, rented, or used for any purpose other
3 than owner-occupied residential use; provided that the
4 authority, by rule, shall establish penalties for violations of
5 this subsection up to and including forced sale of an ALOHA
6 home.

7 (d) The design and development contracts for ALOHA homes
8 shall be subject to chapter 103D.

9 (e) The authority shall, in the interest of
10 revenue-neutrality, recoup expenses through the sales of the
11 leasehold interest of ALOHA homes and other revenue sources,
12 including the leasing of commercial space.

13 **§356D-E Sale of the leasehold interest of ALOHA homes;**
14 **rules; guidelines.** (a) The authority shall adopt rules,
15 pursuant to chapter 91, for the sale of the leasehold interest
16 of ALOHA homes under its control within urban redevelopment
17 sites; provided that each lease shall be for a term of
18 ninety-nine years. The rules shall include the following
19 requirements for an eligible buyer or owner of an ALOHA home
20 within an urban redevelopment site:



- 1 (1) The person shall be a qualified resident of the State,
2 as defined in section 201H-32;
- 3 (2) The person shall not use the ALOHA home for any
4 purpose other than owner-occupied residential use; and
- 5 (3) The person, the person's spouse, or any other person
6 intending to live with the eligible buyer or owner,
7 shall not own any other real property, including any
8 residential and non-residential property, beneficial
9 ownership of trusts, and co-ownership or fractional
10 ownership, while owning an ALOHA home in an urban
11 redevelopment site; provided that an eligible buyer
12 may own real property up to six months after closing
13 on the purchase of an ALOHA home; provided further
14 that an owner of an ALOHA home in the process of
15 selling the ALOHA home may own other real property up
16 to six months prior to closing on the sale of the
17 ALOHA home to an eligible buyer;
- 18 provided that the rules under this subsection shall not include
19 any requirements or limitations related to an individual's
20 income or any preferences to first-time home buyers. The rules
21 shall include strict enforcement of owner-occupancy, including a



1 prohibition on renting or subleasing an ALOHA home to any tenant
2 or sublessee. Enforcement of the owner-occupancy condition may
3 include requirements for the use of facial recognition,
4 fingerprint authorization, or retina scan technologies,
5 in-person verification of owner-occupants, and prevention of
6 access to all unauthorized persons. The authority may also
7 establish rules for a minimum number of days residents shall be
8 physically present on the premises and a maximum number of days
9 non-residents may have access to the premises.

10 (b) The median ALOHA homes within urban redevelopment
11 sites shall be priced at the minimum levels necessary to ensure
12 that the development is revenue-neutral for the State and
13 counties. The median ALOHA homes price shall be adjusted
14 annually for inflation, as reported in the Consumer Price Index
15 for urban Hawaii published by the Bureau of Labor Statistics.

16 (c) The authority shall establish waitlists for each
17 residential development for eligible buyers to determine the
18 order in which ALOHA homes shall be sold. Waitlist priorities
19 may include school, college, or university affiliation if the
20 residential property is a redeveloped school, college, or
21 university; proximity of an eligible buyer's existing residence



1 to an ALOHA home within the urban redevelopment site; and other
2 criteria based on the impact that the development has on the
3 eligible buyer.

4 (d) ALOHA homes within urban redevelopment sites shall be
5 sold only to other eligible buyers.

6 (e) An owner of an ALOHA home may sell the owner's ALOHA
7 home; provided that the authority shall have the right of first
8 refusal to purchase the ALOHA home at a price that is determined
9 by the authority using the price at which the owner purchased
10 the ALOHA home as the cost basis, adjusted for inflation, as
11 determined by the department of business, economic development,
12 and tourism using the Consumer Price Index for All Urban
13 Consumers for Honolulu, and may include a percentage of the
14 appreciation, if any, in value of the unit based on an appraisal
15 obtained by the authority. If the authority does not exercise
16 its right to purchase the ALOHA home, the ALOHA home may be sold
17 by the owner to an eligible buyer. Upon the death of the owner
18 of an ALOHA home, the ALOHA home may be transferred to the
19 deceased's heir by devise or as any other real property under
20 existing law; provided that the deceased's heir shall meet the
21 requirements listed in subsection (a); provided further that if



1 the deceased's heir does not meet requirements to accept
2 transfer of the ALOHA home, the deceased's heir shall sell the
3 ALOHA home to an eligible buyer.

4 **§356D-F Use of public lands; acquisition of state lands.**

5 (a) If state lands under the control and management of other
6 public agencies are required by the authority for the purposes
7 of this part, the agency having the control and management of
8 those required lands, upon request by the authority and with the
9 approval of the governor, may convey or lease those lands to the
10 authority upon terms and conditions as may be agreed to by the
11 parties.

12 (b) Notwithstanding the foregoing, no public lands shall
13 be conveyed or leased to the authority pursuant to this section
14 if the conveyance or lease would impair any covenant between the
15 State or any county or any department or board thereof and the
16 holders of bonds issued by the State or that county, department,
17 or board.

18 **§356D-G Acquisition of real property from a county.**

19 Notwithstanding the provision of any law or charter, any county,
20 by resolution of its county council, without public auction,
21 sealed bids, or public notice, may sell, lease, grant, or convey



1 to the authority any real property owned by it that the
2 authority certifies to be necessary for the purposes of this
3 part. The sale, lease, grant, or conveyance shall be made with
4 or without consideration and upon terms and conditions as may be
5 agreed upon by the county and the authority. Certification
6 shall be evidenced by a formal request from the authority.
7 Before the sale, lease, grant, or conveyance may be made to the
8 authority, a public hearing shall be held by the county council
9 to consider the same. Notice of the hearing shall be published
10 at least six days before the date set for the hearing in the
11 publication and in the manner as may be designated by the county
12 council.

13 **§356D-H Condemnation of real property.** The authority,
14 upon making a finding that it is necessary to acquire any real
15 property for its immediate or future use for the purposes of
16 this part, may acquire the property, including property already
17 devoted to a public use, by condemnation pursuant to
18 chapter 101. The property shall not thereafter be taken for any
19 other public use without the consent of the authority. No award
20 of compensation shall be increased by reason of any increase in
21 the value of real property caused by the designation of the



1 urban redevelopment site or plan adopted pursuant to a
2 designation, or the actual or proposed acquisition, use, or
3 disposition of any other real property by the authority.

4 **§356D-I Construction contracts.** The construction
5 contracts for ALOHA homes shall be subject to chapter 103D.

6 **§356D-J Lease of projects.** Notwithstanding any law to the
7 contrary, the authority, without recourse to public auction or
8 public notice for sealed bids, may lease for a term not
9 exceeding sixty-five years all or any portion of the real or
10 personal property constituting a commercial project to any
11 person, upon terms and conditions as may be approved by the
12 authority; provided that all revenues generated from the lease
13 shall be used to support the purpose of the ALOHA homes program.

14 **§356D-K Dedication for public facilities as a condition to**
15 **development.** The authority shall adopt rules pursuant to
16 chapter 91 requiring dedication for public facilities of land or
17 facilities by developers as a condition of developing real
18 property within urban redevelopment sites. If any state and
19 county public facilities dedication laws, ordinances, or rules
20 differ, the provision for greater dedication shall prevail.



1 **§356D-L ALOHA homes revolving fund.** There is established
2 the ALOHA homes revolving fund to be administered by the
3 authority and into which shall be deposited moneys appropriated
4 by the legislature and all receipts and revenues of the
5 authority collected pursuant to this part. Proceeds from the
6 fund shall be used for the purposes of this part.

7 **§356D-M Assistance by state and county agencies.** Any
8 state or county agency, upon request of the authority, may
9 render services for the purposes of this part.

10 **§356D-N Lands no longer needed.** Lands acquired by the
11 authority from another government agency that are no longer
12 needed by the authority for the ALOHA homes program shall be
13 returned to the previous owner of those lands. Lands acquired
14 by the authority from a private party that are owned by the
15 authority and designated for the ALOHA homes program but are
16 subsequently no longer needed for the ALOHA homes program shall
17 be retained by the authority.

18 **§356D-O Rules.** The authority may adopt rules pursuant to
19 chapter 91 that are necessary for the purposes of this part.

20 **§356D-P Leasehold condominiums on state lands.** (a) The
21 authority may sell leasehold units in condominiums organized



1 pursuant to chapter 514B and developed under this part on state
2 land to a qualified resident as defined in section 201H-32.

3 (b) The term of the lease may be for ninety-nine years,
4 and the authority may extend or modify the fixed rental period
5 of the lease or extend the term of the lease.

6 (c) The powers conferred upon the authority by this
7 section shall be in addition and supplemental to the powers
8 conferred by any other law, and nothing in this section shall be
9 construed as limiting any powers, rights, privileges, or
10 immunities so conferred.

11 **§356D-Q Annual reports.** (a) The authority shall submit a
12 report to the legislature on the progress of ALOHA homes program
13 projects no later than twenty days prior to the convening of
14 each regular session."

15 SECTION 3. Chapter 237, Hawaii Revised Statutes, is
16 amended by adding a new section to be appropriately designated
17 and to read as follows:

18 "§237- Exemption of sale of leasehold interest for
19 ALOHA home units. In addition to the amounts exempt under
20 section 237-24, this chapter shall not apply to amounts received



1 from the sale of a leasehold interest in an ALOHA home under
2 chapter 356D, part ."

3 SECTION 4. Section 302A-1603, Hawaii Revised Statutes, is
4 amended by amending subsection (b) to read as follows:

5 "(b) The following shall be exempt from this section:

6 (1) Any form of housing permanently excluding school-aged
7 children, with the necessary covenants or declarations
8 of restrictions recorded on the property;

9 (2) Any form of housing that is or will be paying the
10 transient accommodations tax under chapter 237D;

11 (3) All nonresidential development;

12 (4) Any development with an executed education
13 contribution agreement or other like document with the
14 authority or the department for the contribution of
15 school sites or payment of fees for school land or
16 school construction; ~~and~~

17 (5) Any form of housing developed by the department of
18 Hawaiian home lands for use by beneficiaries of the
19 Hawaiian Homes Commission Act, 1920, as amended[-];

20 and



1 (6) Any form of development by the Hawaii public housing
2 authority pursuant to chapter 356D, part ."

3 SECTION 5. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$ or so
5 much thereof as may be necessary for fiscal year 2023-2024 and
6 the same sum or so much thereof as may be necessary for fiscal
7 year 2024-2025 to be deposited into the ALOHA homes revolving
8 fund established pursuant to section 356D-L, Hawaii Revised
9 Statutes.

10 SECTION 6. There is appropriated out of the ALOHA homes
11 revolving fund the sum of \$ or so much thereof as may
12 be necessary for fiscal year 2023-2024 and the same sum or so
13 much thereof as may be necessary for fiscal year 2024-2025 for
14 the purposes for which the revolving fund is established.

15 The sums appropriated shall be expended by the Hawaii
16 public housing authority for the purposes of this Act.

17 SECTION 7. There is appropriated out of the general
18 revenues of the State of Hawaii the sum of \$ or so
19 much thereof as may be necessary for fiscal year 2023-2024 and
20 the same sum or so much thereof as may be necessary for fiscal
21 year 2024-2025 to establish:



- 1 (1) Three full-time equivalent (3.0 FTE) program manager
2 positions; and
- 3 (2) One full-time equivalent (1.0 FTE) development
4 specialist position,
5 within the Hawaii public housing authority to evaluate potential
6 sites, negotiate with public entities, and implement the ALOHA
7 homes program.

8 The sums appropriated shall be expended by the Hawaii
9 public housing authority for the purposes of this Act.

10 SECTION 8. In codifying the new sections added by
11 section 2 of this Act, the revisor of statutes shall substitute
12 appropriate section numbers for the letters used in designating
13 the new sections in this Act.

14 SECTION 9. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 10. This Act shall take effect on July 1, 2050;
17 provided that:

- 18 (1) On July 1, 2053
- 19 (A) This Act shall be repealed and section 302A-1603,
20 Hawaii Revised Statutes, shall be reenacted in



1 the form in which it read on the day before the
2 effective date of this Act; and
3 (B) All unexpended moneys on balance in the ALOHA
4 homes revolving fund established pursuant to
5 section 356D-L, Hawaii Revised Statutes, that
6 remain unencumbered as of that date, shall lapse
7 to the credit of the general fund; and
8 (2) The amendments made to section 302A-1603(b), Hawaii
9 Revised Statutes, by this Act shall not be repealed
10 when that section is reenacted on July 1, 2024.



Report Title:

HPHA; Affordable Housing; ALOHA Homes Program; Revolving Fund;
Public Land Exemptions; Appropriations

Description:

Establishes the ALOHA Homes Program to develop low-cost homes on state-owned and county-owned land in urban redevelopment sites to be sold in leasehold by the Hawaii Public Housing Authority to qualified residents. Provides for the disposition of lands that are acquired by the Hawaii Public Housing Authority but no longer needed for the ALOHA Homes Program. Appropriates funds. Effective 7/1/2050. Repeals on 7/1/2053. (SD2)

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

