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# A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. Section 201H-71, Hawaii Revised Statutes, is  
2 amended as follows:

3 1. By amending subsections (d) and (e) to read:

4 "(d) The corporation may issue [~~sueh~~] the types of bonds  
5 as it may determine, including without limitation bonds payable  
6 from and secured, in whole or in part, by:

7 (1) Income and revenues derived from the housing project  
8 or projects, or infrastructure for the housing project  
9 or projects, financed from the proceeds of bonds;

10 (2) Receipts derived from any grant from the federal  
11 government made in aid of a housing project or  
12 projects, or infrastructure for the housing project or  
13 projects, financed from the proceeds of bonds;

14 (3) Income and revenues derived from a particular  
15 designated housing project or projects, or  
16 infrastructure for the housing project or projects,



1           whether or not financed, in whole or in part, from the  
2           proceeds of bonds;

3           (4) Receipts derived from any payment for "eligible  
4           loans", "eligible improvement loans", or "eligible  
5           project loans", as the terms are defined in subpart B,  
6           or any other agreement or agreements entered into for  
7           a "housing loan program", as the term is defined in  
8           subpart B or D, or any other loan program administered  
9           by the corporation and financed from the proceeds of  
10          bonds;

11          (5) Receipts derived from loans to mortgage lenders or  
12          from the payment on account of principal of or  
13          interest on loans purchased from mortgage lenders, as  
14          provided in subpart B which loans to mortgage lenders  
15          or loans purchased are financed from the proceeds of  
16          bonds;

17          (6) Moneys in any funds or accounts established in  
18          connection with the issuance of bonds, and any  
19          earnings thereon;

20          (7) Proceeds derived from any insurance;

21          (8) Income and revenues of the corporation generally; or



1 (9) Any combination of paragraphs (1) through (8).  
2 The term "income and revenues" includes income and revenues  
3 derived from the sale of land or from both land and improvements  
4 thereon serviced from infrastructure financed from the proceeds  
5 of bonds as permitted by this subpart. The provisions of this  
6 subsection are in addition and supplemental to part III of  
7 chapter 39.

8 (e) Any of the bonds may be additionally secured by a  
9 pledge of any revenues or a mortgage of any housing project,  
10 infrastructure for any housing project, other property of the  
11 corporation, the pledge or assignment of any loans or other  
12 agreements, or any note or other undertaking, obligation, or  
13 property held by or on behalf of the corporation to secure loans  
14 made from the proceeds of bonds for any "housing loan program",  
15 as the term is defined in subpart B or D, or any other loan  
16 program administered by the corporation and financed from the  
17 proceeds of bonds."

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

19 "(g) Any housing project or projects, or infrastructure  
20 for a housing project or projects, authorized by, and undertaken  
21 pursuant to, this chapter shall constitute an "undertaking"



1 within the meaning of that term as defined and used in part III,  
 2 chapter 39. Any loan program authorized by, and undertaken  
 3 pursuant to, this chapter, including without limitation "housing  
 4 loan programs" defined in and authorized by subparts B and D,  
 5 shall constitute a "loan program" within the meaning of that  
 6 term as defined and used in part III, chapter 39. The  
 7 corporation shall constitute a "department" and the board shall  
 8 constitute a "governing body" within the meaning of those terms  
 9 as defined and used in part III, chapter 39."

10 SECTION 2. Section 201H-72, Hawaii Revised Statutes, is  
 11 amended to read as follows:

12 "**§201H-72 Issuance of bonds for the development of**  
 13 **infrastructure.** Without limiting section 201H-71, the  
 14 corporation, pursuant to and in accordance with this subpart or  
 15 section 46-80.1(a) [~~7~~] or 201H-191.5, is authorized to issue  
 16 bonds for the purpose of financing the development of  
 17 infrastructure for [~~land~~]:

- 18 (1) Land owned by the corporation or [~~fer~~] land owned by
- 19 an eligible developer as defined in section 201H-32
- 20 whose housing project approval by a state or county



1 agency requires the construction of affordable  
2 housing[-]; and

3 (2) Regional state infrastructure projects under section  
4 201H-191.5."

5 SECTION 3. Section 201H-191.5, Hawaii Revised Statutes, is  
6 amended as follows:

7 1. By amending subsection (b) to read:

8 "(b) Each regional state infrastructure subaccount shall  
9 consist of the following sources of revenue:

10 (1) Moneys received by the corporation from counties for  
11 the repayment of the loan principal and the payment of  
12 simple interest from various assessments or fees from  
13 special improvement districts, improvement districts,  
14 tax increment financing districts, community  
15 facilities districts, and other areas where property  
16 value increases are captured over periods of time for  
17 the purposes of infrastructure financing;

18 (2) Appropriations from the legislature;

19 (3) Federal grants and subsidies to the State or counties;

20 (4) Proceeds from bonds issued pursuant to section 201H-  
21 72(2);





1 be necessary for fiscal year 2023-2024 to carry out the purposes  
2 of the dwelling unit revolving fund.

3 The sum appropriated shall be expended by the Hawaii  
4 housing finance and development corporation for the purposes of  
5 this Act; provided that the appropriation shall not lapse at the  
6 end of the fiscal year for which the appropriation is made;  
7 provided further that all moneys from the appropriation that are  
8 unencumbered as of June 30, 2025, shall lapse on that date.

9 SECTION 6. The director of finance is authorized to issue  
10 general obligation bonds in the sum of \$ or so much  
11 thereof as may be necessary and the same sum or so much thereof  
12 as may be necessary is appropriated for fiscal year 2024-2025 to  
13 be deposited into the dwelling unit revolving fund established  
14 by section 201H-191, Hawaii Revised Statutes.

15 SECTION 7. There is appropriated out of the dwelling unit  
16 revolving fund the sum of \$ or so much thereof as may  
17 be necessary for fiscal year 2024-2025 for the purposes for  
18 which the revolving fund is established.

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



1 SECTION 8. The Hawaii housing finance and development  
2 corporation shall submit a report to the legislature regarding  
3 the housing units to be generated by infrastructure projects no  
4 later than twenty days prior to the convening of the regular  
5 session of 2025.

6 SECTION 9. This Act shall take effect on July 1, 2050.



**Report Title:**

General Obligation Bonds; Dwelling Unit Revolving Fund;  
Infrastructure; Report; Appropriation

**Description:**

Authorizes the Hawaii Housing Finance and Development Corporation to issue bonds for infrastructure projects for housing projects and to finance the development of regional state infrastructure projects. Authorizes the issuance of general obligation bonds with the funds to be deposited into the Dwelling Unit Revolving Fund. Appropriates funds into and out of the Dwelling Unit Revolving Fund. Requires a report to the Legislature on the housing units to be generated by the infrastructure projects. 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.*

