

JAN 15 2025

A BILL FOR AN ACT

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT
CORPORATION.

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

1 SECTION 1. The legislature finds that repurposing existing
2 commercial buildings into mixed-use developments provides a
3 critical opportunity to address Hawaii's housing crisis while
4 preserving its historical and cultural context.

5 Historically, towns such as Hilo, Paia, and Honokaa thrived
6 as mixed-use communities, where residential units above
7 commercial establishments fostered vibrant neighborhoods and
8 robust local economies. Modern redevelopment of commercial
9 spaces into mixed-use buildings offers numerous benefits,
10 including the creation of affordable housing for service
11 industry workers, which reduces financial strain on employees
12 and relieves businesses from wage pressures tied to high housing
13 costs. By locating housing near workplaces, redevelopment
14 supports worker retention, fosters community connections, and
15 alleviates traffic congestion, thereby improving overall quality
16 of life. Additionally, reusing existing structures reduces



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1 environmental and financial costs associated with new
2 construction while expediting the delivery of housing options,
3 as many units are already built and ready for conversion. This
4 approach also ensures economic sustainability by maintaining
5 commercial spaces that support local businesses and providing
6 affordable residential units that are preserved in perpetuity
7 for future generations.

8 Accordingly, the purpose of this Act is to establish a
9 working group to identify existing mixed-use development in Maui
10 county that could be used as affordable housing and commercial
11 rental leases.

12 SECTION 2. (a) There is established within the Hawaii
13 housing finance and development corporation for administrative
14 purposes a working group to identify existing mixed-use
15 developments in the county of Maui that could be acquired by the
16 Hawaii housing finance and development corporation for use as
17 affordable housing and commercial rental leases.

18 (b) The working group shall consist of the following
19 members:



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- 1 (1) A member of the board of directors of the Hawaii
2 housing finance and development corporation, who shall
3 serve as chairperson of the working group;
- 4 (2) The president of the Realtors Association of Maui, or
5 the president's designee, who shall be invited to
6 participate by the chairperson;
- 7 (3) One resident of Maui county, who shall have knowledge
8 of commercial and residential financing to be invited
9 to participate by the president of the senate;
- 10 (4) One resident of Maui county, who shall have experience
11 in redevelopment construction and permitting to be
12 invited to participate by the speaker of the house of
13 representatives;
- 14 (5) One representative from a Maui housing nonprofit
15 organization, who shall be invited to participate by
16 the president of the senate;
- 17 (6) The director of the department of housing of Maui
18 county, or the director's designee; and
- 19 (7) One representative from a Maui housing nonprofit
20 organization, who shall be invited to participate by
21 the speaker of the house of representatives.



1 (c) The members of the working group shall serve without
2 compensation but shall be reimbursed for reasonable expenses,
3 including travel expenses, necessary for the performance of
4 their duties.

5 (d) The working group shall submit a report of its
6 findings and recommendations, including any proposed
7 legislation, to the legislature no later than twenty days prior
8 to the convening of the regular session of 2026.

9 (e) The working group shall be dissolved upon adjournment
10 sine die of the regular session of 2026.

11 SECTION 3. This Act shall take effect upon its approval.

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INTRODUCED BY: _____

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Report Title:

HHFDC; Maui County; Mixed-used Developments; Potential Acquisitions; Working Group; Report

Description:

Establishes a working group within the Hawaii Housing Finance and Development Corporation to identify existing mixed-use developments in Maui County that could be acquired by the Hawaii Housing Finance and Development Corporation for use as affordable housing and commercial rental leases. Requires a report to the Legislature.

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

