

A Bill for an Act Relating to the Hawaii Housing Authority.

Be It Enacted by the Legislature of the State of Hawaii:

SECTION 1. Chapter 356 of the Hawaii Revised Statutes is amended by adding the following sections to be appropriately designated and to read as follows:

(A) **“Section 356- . Assistance to county governmental agencies and persons.** The authority may provide assistance and aid to a public agency or a person in developing and constructing new housing and rehabilitating old housing for the elderly, persons displaced by any governmental action, low and moderate-income persons, and university and college students and faculty, by making available long-term, low-interest mortgage loans from the proceeds of tax-exempt general obligation bonds, to be retired from revenue and to be sold on the open market. The authority may charge service fees and premiums upon the issuance of any mortgage loan under this section. The service fees and premiums shall be paid into a special fund in the state treasury, and shall be

used first to pay the interest on bonds issued under this section, and then to pay the expenses of the Hawaii housing authority in administering the mortgage loan program established by this section.

The assistance or aid shall not be furnished with respect to any specific proposal or project unless the county governmental agency within whose jurisdiction the proposal or project is or is proposed to be situated shall have given its consent.

Debt service on the bonds and administrative costs would be paid from income received from rents and carrying charges. The agency may obtain from any federal agency any insurance or guarantee for the payment of interest or principal, or both, on any obligations issued by the agency pursuant to the provisions of this Act.

The authority may issue general obligation bonds in an amount not to exceed \$15,000,000 to effectuate the purposes of this section subject to prior approval of the Governor."

(B) "Section 356- . Housing for the elderly. Notwithstanding any statute or ordinance to the contrary, multi-story housing projects for the elderly shall be developed only on land which is either zoned or designated for apartment or business use on the general plans and/or detailed land use plan of the respective county wherein the land to be utilized for such projects are located and shall be exempt from building height restrictions and floor area ratio formulas applicable to the zoning or use designation. The director shall before approving such a project hold a public hearing pursuant to chapter 91."

SECTION 2. Section 356-16 of the Hawaii Revised Statutes is amended by adding the following subsections to read as follows:

"(4) To advise, aid, and assist governmental agencies and private persons regarding the nature and availability of federal assistance for housing development and community development or redevelopment.

(5) To provide assistance to county governmental agencies, upon request from the agencies, in the development of programs to correct or eliminate blight and deterioration, and to effect community development.

(6) To provide statistics and research service for the collection and dissemination of data and information affecting housing and community development.

(7) To collect and make available to the public federal, state, and county laws and information about aids applicable to housing and community development.

(8) To furnish counseling and guidance services to aid any public agency or any person in securing the financial aid or cooperation of the federal government in undertaking, constructing, maintaining, operating, or financing of any housing designed for the elderly, displaced persons by governmental action, low and moderate income persons, and university and college students and faculty.

(9) To contract or sponsor, subject to the availability of federal funds, experimental or demonstration projects for permanently fixed or mobile housing designed to meet the needs of the elderly, persons displaced by governmental

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action, low and moderate income persons and university and college students and faculty. The contracts or sponsorship agreement may be with counties, housing authorities, and any persons.”

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

(Approved July 14, 1969.)