
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. The purpose of this Act is to establish a
2 demonstration project in Waianae on the island of Oahu and in
3 South Kohala on the island of Hawaii, to identify the cost
4 drivers that force the price of housing to a level beyond the
5 means of most Hawaii residents and to address those cost
6 drivers.

7 SECTION 2. (a) The Hawaii housing finance and development
8 corporation shall establish and operate an affordable housing
9 demonstration project. The demonstration project shall be
10 located in Waianae on the island of Oahu and South Kohala on the
11 island of Hawaii.

12 (b) The Hawaii housing finance and development corporation
13 shall issue a request for proposals to develop the two
14 affordable housing projects. The request for proposals, at a
15 minimum, shall include the following:

16 (1) The developer shall indicate the infrastructure that
17 shall be built in the development;



1 (2) The demonstration project shall be exempt from county
2 requirements for the installation of curbs, gutters,
3 and sidewalks;

4 (3) The developer shall bond the project. Upon the final
5 inspection of the project, the bond shall be used to
6 correct any discrepancies that are found; and

7 (4) The developer shall provide:

8 (A) An itemized cost of the project;

9 (B) A separate listing of the markup; and

10 (C) A separate listing, if any, of the cost of
11 studies or approvals required for the project.

12 (c) The proposals from the developers shall contain the
13 following elements:

14 (1) The location of appropriate state land in the target
15 areas to be developed as leasehold property for the
16 homebuyers;

17 (2) Plans and specifications for a minimum of twenty units
18 and maximum of forty units;

19 (3) Sales price of the units on a leasehold basis;

20 (4) Parks and other recreational facilities that will be
21 built as part of the development; and



1 (5) Essential service facilities that will be built as
2 part of the development, such as fire stations.

3 (d) The Hawaii housing finance and development corporation
4 shall submit to the legislature a report of its findings and
5 recommendations on the demonstration project no later than
6 twenty days prior to the convening of the regular session of
7 2010.

8 SECTION 3. This Act shall take effect on July 1, 2007, and
9 shall be repealed on July 1, 2010.



Report Title:

Affordable Housing Demonstration Project

Description:

Requires the Hawaii Housing and Finance Development Corporation to establish an affordable housing demonstration project in Waianae on the island of Oahu and South Kohala on the island of Hawaii. (HB185 HD1)

