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# A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1           SECTION 1. The legislature finds that providing adequate  
2 affordable housing remains a priority for the State and that  
3 developing affordable housing in urban cores is key to reducing  
4 urban sprawl, reducing vehicular traffic, and lowering  
5 infrastructure costs.

6           The purpose of this Act is to require the Hawaii housing  
7 finance and development corporation to give priority to  
8 developing affordable housing on land in the Kakaako Community  
9 Development District, land in areas covered under the Ewa  
10 development plan and the city and county of Honolulu primary  
11 urban center development plan, and land in the urban core in the  
12 counties of Kauai, Maui, and Hawaii.

13           SECTION 2. Section 201H-33, Hawaii Revised Statutes, is  
14 amended by amending subsection (a) to read as follows:

15           "(a) The corporation may develop fee simple or leasehold  
16 property, construct dwelling units thereon, including  
17 condominiums, planned units, and cluster developments, and sell,  
18 lease, or rent or cause to be leased or rented, at the lowest



1 possible price to qualified residents, nonprofit organizations,  
2 or government agencies, with an eligible developer or in its own  
3 behalf:

4 (1) Fully completed dwelling units with the appropriate  
5 interest in the land on which the dwelling unit is  
6 located;

7 (2) Dwelling units that are substantially complete and  
8 habitable with the appropriate interest in the land on  
9 which the dwelling unit is located; or

10 (3) The land with site improvements (other than the  
11 dwelling unit) either partially or fully developed[-];

12 provided that the corporation shall give priority to developing  
13 land in the Kakaako Community Development District, as defined  
14 in section 206E-32, land in the areas covered under the Ewa  
15 development plan and the city and county of Honolulu primary  
16 urban center development plan, and land in the urban core in the  
17 counties of Kauai, Maui, and Hawaii, based upon each county's  
18 general plan; provided further that the corporation shall  
19 prioritize the use of its resources and funds to assist  
20 development of these areas, including addressing infrastructure  
21 and other planning needs."



1 SECTION 3. Statutory material to be repealed is bracketed  
2 and stricken. New statutory material is underscored.

3 SECTION 4. This Act shall take effect upon its approval.



**Report Title:**

Affordable Housing Development; Urban Core

**Description:**

Requires the Hawaii Housing Finance and Development Corporation to give priority to developing land in the Kakaako Community Development District, lands in the areas covered under the Ewa Development Plan and City and County of Honolulu Primary Urban Center Development Plan, and land in the urban core in the counties of Kauai, Maui, and Hawaii. (HB2598 HD2)

