
A BILL FOR AN ACT

RELATING TO HAWAIIAN HOME LANDS.

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

1 SECTION 1. The purpose of this Act is to require a certain
2 percentage of the dwelling units in a homestead project
3 developed on Hawaiian home lands to be affordable to families
4 with incomes of not more than a certain percentage of the
5 relevant area median income.

6 SECTION 2. The Hawaiian Homes Commission Act, 1920, as
7 amended, is amended by adding a new section to title 2 to be
8 appropriately designated and to read as follows:

9 "§ . Affordable housing requirement in homestead
10 project. (a) As used in this section:

11 "Homestead project" means the same as defined under section
12 220.5.

13 "Relevant area median income" means the median annual
14 income, adjusted for family size, for households in the county
15 in which a homestead project is located, as most recently
16 established by the United States Department of Housing and Urban
17 Development for the section 8 housing assistance payments
18 program.



1 (b) Except as otherwise provided under subsection (c), at
2 least fifty per cent of the dwelling units developed in a
3 homestead project shall be leased to families with incomes of
4 not more than per cent of the relevant area median income.
5 The lease rents or prices of the dwelling units required for
6 such families shall be set at amounts affordable to them. The
7 requirements of this subsection shall apply whether the
8 homestead project is developed by the department of Hawaiian
9 home lands, in partnership with another government agency, or by
10 a project developer agreement.

11 The department of Hawaiian home lands shall implement the
12 requirements of this subsection and may adopt rules in
13 accordance with chapter 91.

14 (c) If a homestead project includes residential and
15 agricultural, pastoral, or aquacultural uses, any dwelling unit
16 developed to serve the agricultural, pastoral, or aquacultural
17 uses shall not be included in the base upon which the fifty per
18 cent affordable housing requirement is calculated under
19 subsection (b)."

20 SECTION 3. The provisions of the amendments made by this
21 Act to the Hawaiian Homes Commission Act, 1920, as amended, are
22 declared to be severable, and if any section, sentence, clause,



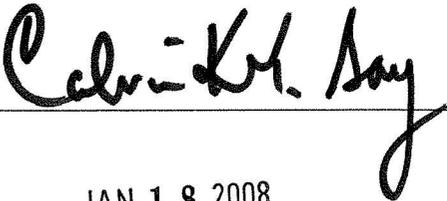
1 or phrase, or the application thereof to any person or
2 circumstances is held ineffective because there is a requirement
3 of having the consent of the United States to take effect, then
4 that portion only shall take effect upon the granting of consent
5 by the United States and effectiveness of the remainder of these
6 amendments or the application thereof shall not be affected.

7 SECTION 4. New statutory material is underscored.

8 SECTION 5. This Act shall take effect upon its approval.

9

INTRODUCED BY:



JAN 18 2008



Report Title:

Department of Hawaiian Home Lands; Affordable Housing Requirement

Description:

Requires at least 50% of the dwelling units in a homestead project developed on Hawaiian home lands to be affordable to families with incomes of not more than a certain percentage of the relevant area median income.

