

JAN 23 2015

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# A BILL FOR AN ACT

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RELATING TO ALTERNATIVE HOUSING.

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

1       SECTION 1. The legislature finds that the lack of  
2 affordable housing and rentals have forced some residents to  
3 live or sleep on sidewalks or in cars, business entrances,  
4 underpasses, and other public and private locations not meant  
5 for habitation.

6       The legislature further finds that H.C.R. No. 202, H.D. 1,  
7 S.D. 1, regular session of 2006, directed the housing and  
8 community development corporation of Hawaii to study the  
9 potential of mobile home parks as a solution to Hawaii's  
10 affordable housing crisis and submit a report of its findings  
11 and recommendations to the legislature. The report discussed  
12 the development costs, construction, infrastructure, land use,  
13 and zoning issues related to the potential of manufactured  
14 housing communities in the State.

15       The purpose of this Act is to:

- 16       (1) Require the department of land and natural resources,  
17       in consultation with the department of human services,



# S.B. NO. 763

to establish mobile home parks throughout the State  
for persons whose family income is no more than 250  
per cent of the federal poverty level; and

- (2) Allow the private sector to develop mobile home parks,  
which could help solve the homeless crisis in the  
State at no cost to taxpayers.

SECTION 2. (a) The department of land and natural  
resources, in consultation with the department of human  
services, shall establish mobile home parks for persons whose  
family income is no more than 250 per cent of the federal  
poverty level. The mobile home parks shall be established on:

- (1) Private and public lands, excluding conservation,  
preservation, watershed, and other environmentally or  
culturally sensitive lands;
- (2) Lands already designated for housing within an urban  
core;
- (3) Agricultural lands with which these types of  
facilities would increase housing for agricultural  
workers;
- (4) School properties that are not being used for school  
efforts;



1 (5) Public housing lands that are vacant; and

2 (6) Other lands deemed appropriate by the zoning  
3 authorities.

4 (b) Persons occupying the mobile home parks shall only use  
5 mobile homes or shipping containers as residences. For the  
6 purposes of this subsection, a "mobile home" means a structure,  
7 which is eight feet or more in width and thirty-two feet or more  
8 in length, transportable in one or more sections, built on a  
9 permanent chassis, and designed to be used as a dwelling with or  
10 without a permanent foundation, when connected to the required  
11 utilities.

12 (c) The department of human services shall consult and  
13 coordinate with the appropriate agencies of the counties and  
14 appropriate nonprofit organizations to provide necessary  
15 services, including but not limited to water, sewage, trash  
16 collection, and distribution systems for electricity, for  
17 persons that use the mobile home parks.

18 (d) The land use commission and appropriate planning and  
19 zoning authorities shall set parameters as appropriate for the  
20 mobile home parks on a case-by-case basis.



# S.B. NO. 763

(e) The counties shall adopt rules and ordinances necessary for the administration of this Act.

(f) The department of land and natural resources may adopt rules pursuant to chapter 91, Hawaii Revised Statutes, to effectuate this Act.

SECTION 3. The private sector may also develop mobile home parks under the same general guidelines listed in section 2 of this Act.

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of \$ or so much thereof as may be necessary for fiscal year 2015-2016 and the same sum or so much thereof as may be necessary for fiscal year 2016-2017 for the implementation and administration of this Act.

The sums appropriated shall be expended by the department of natural land and resources for the purposes of this Act.

SECTION 5. This Act shall take effect upon its approval; provided that section 4 shall take effect on July 1, 2015.

INTRODUCED BY: \_\_\_\_\_



# S.B. NO. 763

*Theranne Chun Oakland*  
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# S.B. NO. 763

**Report Title:**

Mobile Home Parks; Low-income; Alternative Housing;  
Appropriation

**Description:**

Requires and appropriates funds for the department of land and natural resources, in consultation with the department of human services, to establish mobile home parks throughout the State for individuals whose family income is no more than 250 per cent of the federal poverty level. Allows private sector to develop mobile home parks.

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