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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 purpose of this Act is to:
- 2           (1) Require the Hawaii housing finance and development  
3           corporation to establish affordable micro-unit housing  
4           and congregate housing residences throughout the State  
5           for persons whose family income is no more than two  
6           hundred fifty per cent of the federal poverty level;  
7           and
- 8           (2) Allow the private sector to develop micro-unit housing  
9           and congregate housing residences to help alleviate  
10          the lack of affordable housing at no cost to  
11          taxpayers.

12          SECTION 2. Chapter 201H, Hawaii Revised Statutes, is  
13          amended by adding a new section to be appropriately designated  
14          and to read as follows:

15          "§201H-        Micro-unit housing and congregate housing  
16          residences. (a) The corporation shall establish affordable  
17          micro-unit housing and congregate housing residences for persons



1 whose family income is no more than two hundred fifty per cent  
2 of the federal poverty level. The micro-unit housing and  
3 congregate housing residences may be established on:

4 (1) Private and public lands, excluding conservation,  
5 preservation, watershed, and other environmentally or  
6 culturally sensitive lands;

7 (2) Lands already designated for housing within an urban  
8 core;

9 (3) Agricultural lands for which these types of facilities  
10 would increase housing for agricultural workers;

11 (4) School properties that are not being used for  
12 educational purposes;

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

14 (6) Other lands deemed appropriate by the relevant zoning  
15 authorities.

16 (b) A micro-unit shall contain:

17 (1) A total floor area of no less than two hundred twenty  
18 square feet, inclusive of bathrooms, cabinets,  
19 closets, appliances, and structural features;

20 (2) A sleeping room no less than one hundred net square  
21 feet of floor area that does not include floor area



- 1           occupied by bathrooms, cabinets, closets, appliances,  
2           and structural features;
- 3           (3) A food preparation area; and  
4           (4) A bathroom with a toilet, sink, and shower or bathtub.
- 5           (c) A congregate housing residence shall contain:
- 6           (1) One or more sleeping rooms that are each no less than  
7           one hundred net square feet of floor area which does  
8           not include floor area occupied by bathrooms,  
9           cabinets, closets, appliances, and structural  
10           features;
- 11           (2) One common food preparation area that all residents  
12           shall have access to or a food preparation area within  
13           each sleeping room in the congregate housing  
14           residence;
- 15           (3) A sufficient number of bathrooms with toilets, sinks,  
16           and showers or bathtubs for residents; and
- 17           (4) A communal area that is accessible to all residents  
18           that is no less than fifteen per cent of the total  
19           floor area of all sleeping rooms.
- 20           (d) For the purpose of this section:



1       "Communal area" means open areas with sufficient  
2 accommodations for socializing and meeting.

3       "Food preparation area" means an area no less than four  
4 square feet of contiguous countertop work area for the purpose  
5 of cooking.

6       (e) The corporation shall consult and coordinate with the  
7 appropriate agencies of the State and counties and appropriate  
8 nonprofit organizations to provide necessary services, including  
9 but not limited to water, sewage, trash collection, access to  
10 public transportation, and distribution systems for electricity,  
11 for the benefits of persons occupying the micro-units and  
12 congregate housing residences."

13       SECTION 3. The corporation shall adopt rules pursuant to  
14 chapter 91 to effectuate the purposes of this Act.

15       SECTION 4. The counties shall adopt rules and ordinances  
16 necessary for the administration of this Act.

17       SECTION 5. The private sector may also develop micro-units  
18 and congregate housing residences under the same general  
19 guidelines listed in section 2 of this Act.

20       SECTION 6. There is appropriated out of the general  
21 revenues of the State of Hawaii the sum of \$\_\_\_\_\_ or so much



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1 thereof as may be necessary for fiscal year 2017-2018 and the  
 2 same sum or so much thereof as may be necessary for fiscal year  
 3 2018-2019 for the implementation and administration of this Act.

4 The sums appropriated shall be expended by the Hawaii  
 5 housing finance and development corporation for the purposes of  
 6 this Act.

7 SECTION 7. New statutory material is underscored.

8 SECTION 8. This Act shall take effect on July 1, 2017.

INTRODUCED BY:

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*A. Inpola*  
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*Geoffrey Keenan*  
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*Re. M. M. M.*  
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JAN 20 2017



# H.B. NO. 359

**Report Title:**

Affordable Housing; Hawaii Housing Finance and Development Corporation; Micro-unit housing; Congregate Housing Residences; Appropriation.

**Description:**

Requires the Hawaii housing finance and development corporation to establish affordable micro-unit housing and congregate housing residences throughout the State. Allows the private sector to develop micro-unit housing and congregate housing residences. Makes an appropriation.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

