
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 the lack of
2 affordable housing is causing many residents, especially young
3 adults, to leave the state for more affordable housing options
4 on the mainland. Micro-housing and congregate residences are an
5 emerging and viable type of housing that can help achieve
6 Hawaii's affordable housing goals by reducing the cost of
7 development and fostering an adequate and diverse supply of
8 housing.

9 The purpose of this Act is to:

- 10 (1) Require the Hawaii housing finance and development
11 corporation to establish affordable micro-unit housing
12 and congregate housing residences throughout the State
13 for persons whose family income is no more than two
14 hundred fifty per cent of the federal poverty level;
15 and
16 (2) Allow the private sector to develop micro-unit housing
17 and congregate housing residences to help alleviate



1 the lack of affordable housing at no cost to
2 taxpayers.

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

6 "§201H- Micro-unit housing and congregate housing
7 residences. (a) The corporation shall establish affordable
8 micro-unit housing and congregate housing residences for persons
9 whose family income is no more than two hundred per cent of the
10 federal poverty level. The micro-unit housing and congregate
11 housing residences may be established on:

- 12 (1) Private and public lands, excluding conservation,
13 preservation, watershed, and other environmentally or
14 culturally sensitive lands;
- 15 (2) Lands already designated for housing within an urban
16 core;
- 17 (3) Agricultural lands for which these types of facilities
18 would increase housing for agricultural workers;
- 19 (4) School properties that are not being used for
20 educational purposes;
- 21 (5) Public housing lands that are vacant; and



- 1 (6) Other lands deemed appropriate by the relevant zoning
2 authorities.
- 3 (b) A micro-unit shall contain:
- 4 (1) A total floor area of no less than two hundred twenty
5 square feet, inclusive of bathrooms, cabinets,
6 closets, appliances, and structural features;
- 7 (2) A sleeping room no less than one hundred net square
8 feet of floor area that does not include floor area
9 occupied by bathrooms, cabinets, closets, appliances,
10 and structural features;
- 11 (3) A food preparation area; and
- 12 (4) A bathroom with a toilet, sink, and shower or bathtub.
- 13 (c) A congregate housing residence shall contain:
- 14 (1) One or more sleeping rooms that are each no less than
15 one hundred net square feet of floor area which does
16 not include floor area occupied by bathrooms,
17 cabinets, closets, appliances, and structural
18 features;
- 19 (2) One common food preparation area that all residents
20 shall have access to or a food preparation area within



1 each sleeping room in the congregate housing
2 residence;

3 (3) A sufficient number of bathrooms with toilets, sinks,
4 and showers or bathtubs for residents; and

5 (4) A communal area that is accessible to all residents
6 that is no less than fifteen per cent of the total
7 floor area of all sleeping rooms.

8 (d) For the purpose of this section:

9 "Communal area" means open areas with sufficient
10 accommodations for socializing and meeting.

11 "Food preparation area" means an area no less than four
12 square feet of contiguous countertop work area for the purpose
13 of cooking.

14 (e) The corporation shall consult and coordinate with the
15 appropriate agencies of the State and counties and appropriate
16 nonprofit organizations to provide necessary services, including
17 but not limited to water, sewage, trash collection, access to
18 public transportation, and distribution systems for electricity,
19 for the benefits of persons occupying the micro-units and
20 congregate housing residences.



1 (f) The corporation shall adopt rules pursuant to chapter
2 91 to effectuate the purposes of this section.

3 (g) The counties shall adopt rules and ordinances
4 necessary for the administration of this section.

5 (h) The private sector may also develop micro-units and
6 congregate housing residences under the same general guidelines
7 listed in subsection 2 of this section."

8 SECTION 3. There is appropriated out of the general
9 revenues of the State of Hawaii the sum of \$ or so
10 much thereof as may be necessary for fiscal year 2017-2018 and
11 the same sum or so much thereof as may be necessary for fiscal
12 year 2018-2019 for the implementation and administration of this
13 Act.

14 The sums appropriated shall be expended by the Hawaii
15 housing finance and development corporation for the purposes of
16 this Act.

17 SECTION 4. New statutory material is underscored.

18 SECTION 5. This Act shall take effect on July 1, 2017.

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H.B. NO. 945

INTRODUCED BY:

A handwritten signature in black ink, appearing to read "Seth Jones", written over a horizontal line.

JAN 23 2017



H.B. NO. 945

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.

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