
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that there exists in the
2 State a critical need for the development and construction of
3 affordable housing units. Act 127, Session Laws of Hawaii 2016,
4 established a goal of developing at least 22,500 rental housing
5 units ready for occupancy between 2017 and 2026. The
6 legislature further finds that the transit-oriented development
7 associated with the construction of a rail transit system in
8 Honolulu has the potential to fulfill this housing goal.
9 Because the State is the largest landowner of properties along
10 the rail transit line, the State has the opportunity to utilize
11 its resources to significantly increase the inventory of
12 affordable housing units.

13 The legislature additionally finds that Act 130, Session
14 Laws of Hawaii 2016, established an interagency council for
15 transit-oriented development to create a strategic plan that,
16 among other things, identifies financing and prioritizes state
17 financing for the public infrastructure, facility, and service
18 investments required to support transit-oriented development,



1 mixed use projects, and affordable and rental housing project
 2 plans. The legislature also finds that requiring an affordable
 3 housing component as part of development and redevelopment of
 4 state properties along the rail transit line will not only
 5 increase the affordable housing stock, but also support rail
 6 ridership goals by locating denser, mixed use developments along
 7 the rail transit line.

8 The purpose of this Act is to require the strategic plan
 9 developed by the Hawaii interagency council for transit-oriented
 10 development to require that affordable housing be included as
 11 part of the development or redevelopment plan for any state
 12 property located within one-half mile of the Honolulu rail
 13 transit system.

14 SECTION 2. Section 226-63, Hawaii Revised Statutes, is
 15 amended by amending subsection (c) to read as follows:

16 "(c) The strategic plan developed by the Hawaii
 17 interagency council for transit-oriented development shall:

- 18 (1) Coordinate with the counties on transit-oriented
 19 development;
- 20 (2) For each county, compile an inventory of state,
 21 county, and private sector transit-oriented



1 development projects lacking infrastructure,
2 identifying the type of infrastructure each project
3 lacks, and the approximate timeframe when additional
4 capacity is needed;

5 (3) Prioritize the development of transit-oriented
6 development projects, including mixed use and
7 affordable and rental housing projects, on state
8 lands;

9 (4) Identify financing and prioritize state financing for
10 the public infrastructure, facility, and service
11 investments required to support transit-oriented
12 development, mixed use, and affordable and rental
13 housing project plans; ~~and~~

14 (5) Encourage and promote partnerships between public and
15 private entities to identify, renovate, and secure
16 affordable housing options on state lands within
17 county-designated transit-oriented development areas
18 or within a ~~one~~ one-half mile radius of public
19 transit stations, if a county has not designated
20 transit-oriented development zones ~~[+]~~ [-]; and



1 (6) Require that every development or redevelopment plan
2 for any state property located within one-half mile of
3 the Honolulu rail transit system include housing units
4 with at least thirty per cent as follows:
5 (A) Ten per cent reserved for residents with an
6 income less than or equal to thirty per cent of
7 the area median income;
8 (B) Ten per cent reserved for residents with an
9 income greater than thirty per cent but less than
10 or equal to sixty per cent of the area medium
11 income; and
12 (C) Ten per cent reserved for residents with an
13 income greater than sixty per cent but less than
14 or equal to eighty per cent of the area medium
15 income;
16 unless the council determines that housing is not
17 feasible or desirable on a particular property;
18 provided that a developer may build less than the
19 required percentages of affordable housing under this
20 paragraph at a rail station if the developer builds



1 additional housing units at another rail station to
2 offset that reduction."

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

5 SECTION 4. This Act shall take effect on January 1, 2020.

6



Report Title:

Interagency Council for Transit-oriented Development;
Development or Redevelopment Plans; State Lands; Affordable
Housing

Description:

Requires the strategic plan developed by the Hawaii interagency council for transient-oriented development to require that affordable housing be included as part of the development or redevelopment plan for any state property located within one-half mile of the Honolulu rail transit system, unless the council determines that housing is not feasible or desirable on a particular property. Requires every development or redevelopment plan to include housing with thirty per cent reserved for graduated area medium incomes. Allows a developer to build less housing units than required at a rail station if the developer builds additional housing at another rail station to offset the reduction. Takes effect 1/1/2020. (SD1)

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