

JAN 17 2020

A BILL FOR AN ACT

RELATING TO HOUSING ELEMENTS.

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

1 SECTION 1. The legislature finds that there is a severe
2 shortage of affordable housing in Hawaii, and the shortage
3 places an immense strain on lower-income households. As several
4 government studies have concluded that the State does not have
5 and is not producing enough new housing units to meet normal
6 population growth projections to 2025, it is critical for the
7 counties to also take initiative in increasing the production of
8 housing to meet the anticipated housing demands in their
9 respective counties. This Act requires the counties to be
10 proactive in planning for new housing at all price points to
11 meet anticipated demand.

12 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended
13 by adding a new section to part VII to be appropriately
14 designated and to read as follows:

15 "§46- Housing elements; housing supply plan (a) Each
16 county shall prepare a housing supply plan, which shall plan for
17 a projected increase in the housing supply to meet housing



1 demands of all income levels in the State. The housing supply
2 plan shall identify and analyze existing and projected housing
3 needs for all income levels to preserve, improve, and develop
4 housing. The housing supply plan shall identify adequate sites
5 for housing, including rental housing.

6 (b) The housing supply plan shall include an assessment of
7 housing needs and an inventory of resources and constraints
8 relevant to the meeting of housing needs, which shall include:

9 (1) An analysis of population and employment trends and
10 documentation of projections and a quantification of
11 the county's existing and projected housing needs for
12 all income levels;

13 (2) An analysis and documentation of household
14 characteristics, including level of pay compared to
15 ability to pay, housing characteristics, including
16 overcrowding, and housing stock condition;

17 (3) An inventory of land suitable and available for
18 residential development, including vacant sites and
19 sites having realistic and demonstrated potential for
20 redevelopment;



1 (4) An analysis of potential and actual governmental
2 constraints upon the maintenance, improvement, or
3 development of housing, including land use controls,
4 building codes, fees, and any county ordinance that
5 directly impacts the cost and supply of housing
6 development, for all income levels and persons with
7 disabilities. The analysis shall demonstrate the
8 county's effort to remove governmental constraints;

9 (5) An analysis of potential and actual nongovernmental
10 constraints upon the maintenance, improvement, or
11 development of housing for all income levels,
12 including the availability of financing, the price of
13 land, and the length of time between receiving
14 approval for a housing development and submittal of an
15 application for building permits. The analysis shall
16 demonstrate the county's effort to remove
17 nongovernmental constraints;

18 (6) An analysis for special housing needs, including
19 housing for the elderly, persons with disabilities,
20 large families, and farmworkers;



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1 (7) An analysis of opportunities for energy conservation
2 with respect to housing development, including energy
3 efficiency measures that encompass the building
4 envelope, its heating and cooling systems, and its
5 electrical systems; and

6 (8) An analysis of existing assisted housing developments
7 that are eligible to change from low-income housing
8 uses during the next ten years due to termination of
9 subsidy contracts, mortgage prepayment, or expiration
10 of restrictions on use. The analysis shall:

11 (A) Include a listing of each development by project
12 name and address, the type of governmental
13 assistance received, and the earliest possible
14 date existing assisted housing developments will
15 change from low-income housing;

16 (B) Include an estimated total cost of producing a
17 new rental housing that is comparable in size and
18 rent levels to replace assisted housing
19 developments changing from low-income housing
20 uses; and



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1 (C) Identify public and private nonprofit
2 corporations that have legal and managerial
3 capacity to acquire and manage the assisted
4 housing developments.

5 (c) The housing supply plan shall include the maximum
6 number of housing units by income levels, including low-income,
7 that can be constructed, rehabilitated, and conserved over a
8 five-year time period for each county.

9 (d) The housing supply plan shall identify actions that
10 will be taken to make sites or land available to develop housing
11 for all income categories and include how each county plans to
12 acquire, or what means are necessary to acquire, adequate sites
13 to develop housing for all income levels.

14 (e) Each county shall include the housing supply plan in
15 the respective county's general plan.

16 (f) For purposes of this section:

17 "Assisted housing development" means multi-family rental
18 housing that receives governmental assistance.

19 "Housing demand" means number of births minus number of
20 deaths, divided by two.



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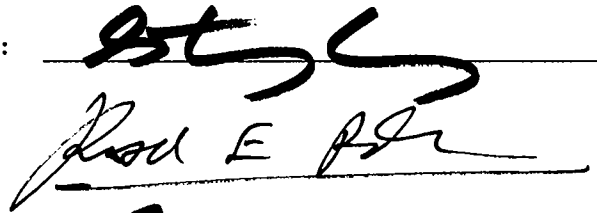
1 "Persons with disabilities" has the same meaning as in
2 section 103D-1001."

3 SECTION 3. New statutory material is underscored.

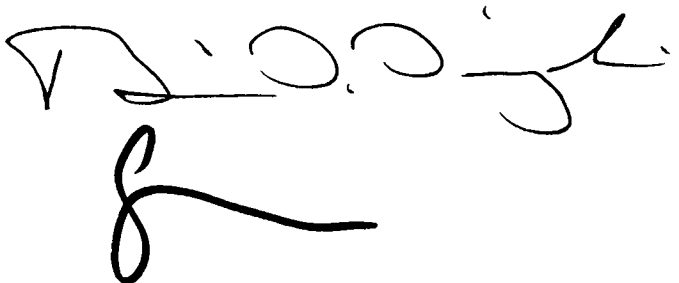
4 SECTION 4. This Act shall take effect upon its approval.

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INTRODUCED BY:


Paul E. Poirer







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Report Title:

Counties; Housing Supply Plan; Housing Demand

Description:

Requires each county to prepare a housing supply plan to plan for projected increases in the State's housing supply to meet housing demands of the respective county, identify and analyze existing and projected housing needs for all income levels, and identify adequate sites for housing, including rental housing.

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