

JAN 22 2021

A BILL FOR AN ACT

RELATING TO IMPORTANT HOUSING LANDS.

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

1 SECTION 1. Chapter 171, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§171- Important housing lands; designation; objectives.

5 (a) All state-owned lands that are located within one mile of
6 any rail mass transit station shall be designated as important
7 housing lands.

8 (b) Consistent with the findings and declaration of
9 necessity pursuant to section 171-70, important housing lands
10 are needed to promote the development of housing priced below
11 market rates for an eligible buyer. For purposes of this
12 section, "eligible buyer" means a resident of the State who is:

13 (1) An owner-occupant of a dwelling unit on important
14 housing lands; and

15 (2) Owns no other real property.

16 (c) The objective for the designation of important housing
17 lands is to:



1 (1) Identify and plan for the maintenance of a strategic
2 base of lands to meet housing demand for current and
3 future generations;

4 (2) Create highly walkable, mixed-use neighborhoods that
5 minimize car usage and maximize density; and

6 (3) Promote land development and land use planning that
7 delineates blocks of promising land areas for housing
8 opportunities.

9 (d) State and county housing policies, tax policies, land
10 use plans, ordinances, and rules shall promote the long-term
11 viability of important housing lands and shall be consistent
12 with and implement the following policies:

13 (1) Promote the retention of important housing lands in
14 blocks of contiguous, intact, and functional land
15 units;

16 (2) Discourage the fragmentation of important housing
17 lands and the conversion of these lands to non-housing
18 uses;

19 (3) Direct incompatible uses and activities from important
20 housing lands to other areas and ensure that uses on



1 important housing lands are actually for housing and
2 mixed-use purposes;

3 (4) Provide infrastructure and services on important
4 housing lands necessary to support housing uses and
5 activities;

6 (5) Facilitate the long-term dedication of important
7 housing lands for future housing needs through the use
8 of incentives;

9 (6) Facilitate the access of low-income individuals to
10 important housing lands for long-term viable housing
11 use; and

12 (7) Promote the maintenance of essential housing
13 infrastructure systems."

14 SECTION 2. New statutory material is underscored.

15 SECTION 3. This Act shall take effect on July 1, 2021.

16

INTRODUCED BY: _____

A handwritten signature in black ink, appearing to be 'B. S. L.', written over a horizontal line.

S.B. NO. 733

Report Title:

Important Housing Lands; Automatic Designation; Purpose

Description:

Establishes that all state-owned lands located within one mile of any rail mass transit station shall be designated as important state lands to promote the development of homes priced below market rates for Hawaii residents who are owner-occupants and own no other real property. Requires state and county housing policies, tax policies, land use plans, ordinances, and rules to promote the long-term viability of important housing lands consistent with certain policies.

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