
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 biggest expense
2 for any individual or family is housing or shelter. Within the
3 last decade, it has become increasingly difficult for
4 individuals and families to save for a down payment on a home or
5 pay for their mortgage or rent. In 2021, housing markets saw a
6 fifteen per cent increase in the cost of single-family homes and
7 a thirteen per cent increase in the cost of condominiums
8 compared to 2020. The cost of housing in Hawaii has rapidly
9 increased, effectively pricing out local renters and homeowners.
10 Current real estate trends show there is a need to provide more
11 affordable housing.

12 The legislature further finds that the rising cost of
13 housing in the State may disproportionately affect vulnerable
14 populations, such as the elderly, persons who are homeless, or
15 those struggling to find affordable housing. Vulnerable
16 populations may have fixed incomes or experience continually
17 rising rents that become unmanageable. Safe, affordable housing



1 not only allows individuals and families to live and thrive in
2 Hawaii, it also prevents many individuals and families from
3 experiencing homelessness.

4 The purpose of this Act is to require state agencies to
5 submit annual reports to the Hawaii housing finance and
6 development corporation and department of Hawaiian home lands
7 containing information on any vacant state land that could be
8 utilized for the construction of affordable housing.

9 SECTION 2. (a) Each state agency shall submit to the
10 Hawaii housing finance and development corporation and
11 department of Hawaiian home lands an annual report on any vacant
12 state land suitable for the construction of affordable housing
13 within its jurisdiction or the jurisdiction of any of its
14 attached offices, branches, commissions, or other agencies.

15 (b) For the purposes of this section, "vacant state land"
16 means lands that are:

- 17 (1) Suitable for residential or mixed-used development
18 according to county general plan, development plan, or
19 zoning laws and regulations; and



1 (2) Are served by or have access to infrastructure,
2 including roads, water, sewer, electrical, or
3 drainage.

4 SECTION 3. The Hawaii housing finance and development
5 corporation and department of Hawaiian home lands shall each
6 compile the agency reports as specified in section 2 and submit
7 to the legislature an annual report of the compilation,
8 including findings, recommendations, and any proposed
9 legislation, no later than twenty days prior to the convening of
10 each regular session.

11 SECTION 4. This Act shall take effect on July 1, 2050.

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H.B. NO. 1649 H.D. 1

Report Title:

Affordable Housing; Hawaii Housing Finance and Development Corporation; Department of Hawaiian Home Lands; Reports; Vacant State Land

Description:

Requires each state agency to submit annual reports to HHFDC and DHHL on any vacant state land suitable for the construction of affordable housing within its jurisdiction. Requires HHFDC and DHHL to compile the agency reports and each submit annual reports of their findings, recommendations, and any proposed legislation to the legislature. Effective 7/1/2050. (HD1)

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

