
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, excluding lands under the
7 jurisdiction of the department of Hawaiian home lands, shall be
8 designated as important housing lands.

9 (b) Consistent with the findings and declaration of
10 necessity pursuant to section 171-70, important housing lands
11 are needed to promote the development of housing priced below
12 market rates for an eligible resident.

13 (c) The objective for the designation of important housing
14 lands is to:

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



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

3 (3) Promote land development and land use planning that
4 delineates blocks of promising land areas for housing
5 opportunities.

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

10 (1) Promote the retention of important housing lands in
11 blocks of contiguous, intact, and functional land
12 units;

13 (2) Direct incompatible uses and activities from important
14 housing lands to other areas and ensure that uses on
15 important housing lands are actually for housing and
16 mixed-use purposes;

17 (3) Provide infrastructure and services on important
18 housing lands necessary to support housing uses and
19 activities;



1 (4) Facilitate the long-term dedication of important
2 housing lands for future housing needs through the use
3 of incentives;

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

7 (6) Promote the maintenance of essential housing
8 infrastructure systems.

9 (e) For purposes of this section, "eligible resident"

10 means a resident of the State who:

11 (1) Is an occupant of a dwelling unit on important housing
12 lands; and

13 (2) Owns no other real property."

14 SECTION 2. New statutory material is underscored.

15 SECTION 3. This Act shall take effect upon its approval.



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, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, shall be designated as important housing lands to promote the development of homes priced below market rates for Hawaii residents who are owner-occupants or occupants of rental units 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. (SD1)

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