
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 the cost of housing or shelter.
3 Within the last decade, it has become increasingly difficult for
4 individuals and families to save for a down payment on a home or
5 pay their mortgage or rent. In 2021, housing markets saw a
6 fifteen per cent increase in the cost for single-family homes
7 and a thirteen per cent increase in the cost for 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, homeless or those struggling
15 to find affordable housing. Vulnerable populations may have
16 fixed incomes or experience continually rising rents that become
17 unmanageable. Safe, affordable housing not only allows



1 individuals and families to live and thrive in Hawaii, it also
2 prevents many individuals and families from experiencing
3 homelessness.

4 The legislature finds that Act 127, Session Laws of Hawaii
5 2016, established a goal of developing 22,500 affordable rental
6 units statewide to be ready for occupancy by December 31, 2026,
7 and created a special action team on affordable rental housing,
8 led by the director of the office of planning and sustainable
9 development, to recommend actions to achieve this goal.

10 In July 2018, the special action team published its
11 "Affordable Rental Housing Report and Ten-Year Plan", which
12 identified state, county, and private lands suitable for rental
13 housing that is affordable for low- and moderate-income families
14 and categorized them into three tiers of suitability and
15 readiness for development.

16 The purpose of this Act is to require the governor's
17 coordinator on homelessness to:

- 18 (1) Determine whether any of the lands identified in the
19 Affordable Rental Housing Report and Ten-Year Plan are
20 suitable for development of temporary housing for the



1 Ohana Zone program or other forms of affordable
2 housing; and
3 (2) Provide recommendations on the actions required to
4 develop the lands into temporary housing for the Ohana
5 Zone program or other forms of affordable housing.

6 SECTION 2. The governor's coordinator on homelessness
7 shall:

- 8 (1) Review the Affordable Rental Housing Report and Ten-
9 Year Plan issued by the special action team on
10 affordable rental housing in July 2018;
11 (2) Determine whether any of the lands identified in the
12 report are suitable for development of temporary
13 housing for the Ohana Zone program or other forms of
14 affordable housing;
15 (3) Determine the actions required to develop the lands
16 into temporary housing for the Ohana Zone program or
17 other forms of affordable housing; and
18 (4) Submit a report of the Coordinator's findings and
19 recommendations, including any proposed legislation,
20 to the legislature no later than twenty days prior to
21 the convening of the regular session of 2023.



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



Report Title:

Affordable Housing; Governor's Coordinator on Homelessness

Description:

Requires the Governor's Coordinator on Homelessness to review the Affordable Rental Housing Report and Ten-Year Plan issued by the Special Action Team on Affordable Rental Housing in July 2018; determine whether any of the lands identified in the report are suitable for development of temporary housing for the Ohana Zone program or other forms of affordable housing; determine the actions required to develop the lands into temporary housing for the Ohana Zone program or other forms of affordable housing; and submit a report to the Legislature before Regular Session of 2023. (SD1)

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