H.B. NO. ¹⁸³⁷ H.D. 1 S.D. 2 C.D. 1

A BILL FOR AN ACT

RELATING TO HOUSING.

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

SECTION 1. This Act shall be known as the "Yes In My
 Backyard Act".

3 SECTION 2. The legislature finds that the report Measuring 4 Housing Demand in Hawaii, 2015-2025, published by the department 5 of business, economic development, and tourism in March 2015, 6 concluded that, based in part on the State's population growth, 7 the projected statewide demand for residential housing was between 64,700 and 66,000 units. Although the department finds 8 9 that population growth in the State has slowed since the 2015 10 report, in the Hawaii Housing Demand: 2020-2030 report, 11 published in December 2019, the department still projects that an additional 36,155 units will be needed between 2020 and 2030, 12 13 not including units under construction or already in the 14 permitting process.

15 The legislature further finds that "yes in my backyard" 16 legislation, which is aimed at increasing housing availability 17 by reducing administrative barriers and encouraging the adoption

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of more flexible zoning and regulatory policies, has been
 enacted in Oregon and California. Similar legislation aimed at
 increasing transparency and tracking discriminatory land use
 policies was co-introduced on the federal level by United States
 Senator Brian Schatz in May 2021.

6 The legislature believes that Hawaii could benefit from
7 similar discussions on opportunities to reduce zoning,
8 regulatory, and statutory barriers to affordable housing
9 development.

10 Accordingly, the purpose of this Act is to establish a 11 statewide working group on affordable housing that shall meet 12 annually to:

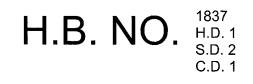
13 (1) Foster increased inter-agency coordination on housing
14 and zoning issues;

15 (2) Raise public awareness of the ongoing efforts by the
16 State and counties to reduce barriers to affordable
17 housing development; and

18 (3) Propose legislation.

19 SECTION 3. (a) There is established a statewide working20 group on affordable housing that shall meet annually to discuss

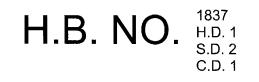




1	opportuni	ties to reduce zoning, regulatory, and statutory
2	barriers	to affordable housing development.
3	(b)	The working group shall comprise:
4	(1)	The executive director of the Hawaii housing finance
5		and development corporation, or the executive
6		director's designee, who shall serve as a co-chair of
7		the working group;
8	(2)	The executive director of the Hawaii public housing
9		authority, or the executive director's designee, who
10		shall serve as a co-chair of the working group;
11	(3)	The chairpersons of the respective standing committees
12		on housing of the senate and house of representatives,
13		or their designees;
14	(4)	The executive director of the land use commission, or
15		the executive director's designee;
16	(5)	The executive director of the office of planning and
17		sustainable development, or the executive director's
18		designee;
19	(6)	The executive director of the Hawaii community
20		development authority, or the executive director's
21		designee;



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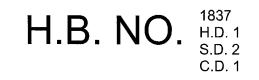
1	(7)	Representatives from each county agency having
2		authority over zoning; and
3	(8)	Relevant stakeholders, as recommended by the working
4		group.
5	(c)	The working group shall discuss:
6	(1)	Opportunities to reduce zoning, regulatory, and
7		statutory barriers to affordable housing development;
8	(2)	Statutory or regulatory measures adopted in the
9		previous year by the State or counties that have
10		successfully increased opportunities to develop
11		housing for residents at all income levels;
12	(3)	Opportunities for public outreach to inform residents
13		of the ongoing efforts by the State and counties to
14		reduce barriers to affordable housing development;
15	(4)	The feasibility of:
16		(A) Allowing multi-family housing development in
17		retail and commercial zones;
18		(B) Converting office units and commercial spaces
19		into apartments and other multi-family
20		residential spaces;

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1	(C)	Promoting a range of housing types in areas zoned
2		for single-family homes;
3	(D)	Reducing the minimum lot size for housing uses;
4	(E)	Streamlining the housing permitting process and
5		timelines;
6	(F)	Establishing density bonuses;
7	(G)	Utilizing vacant or underutilized county land for
8		affordable housing development; and
9	(H)	Utilizing financing programs to more efficiently
10		develop affordable housing; and
11	(5) Any	other topics requested by the legislature.
12	(d) The	working group shall submit an annual report of its
13	findings and r	ecommendations, including any proposed
14	legislation, t	o the legislature no later than twenty days prior
15	to the conveni	ng of each regular session, beginning with the
16	regular sessio	n of 2023.
17	SECTION 4	. There is appropriated out of the general
18	revenues of th	e State of Hawaii the sum of \$100,000 or so much
19	thereof as may	be necessary for fiscal year 2022-2023 to support
20	the statewide	working group established by this Act, including
21	one full-time	equivalent (1.0 FTE) position.

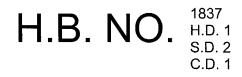
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1	The sum appropriated shall be expended by the Hawaii
2	housing finance and development corporation for the purposes of
3	this Act.

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SECTION 4. This Act shall take effect on July 1, 2022. 4



Report Title:

Counties; Hawaii Housing Finance and Development Corporation; Hawaii Public Housing Authority; Affordable Housing; Yes In My Backyard; Statewide Working Group; Report; Appropriation

Description:

Establishes a statewide working group on affordable housing to foster increased inter-agency coordination on housing and zoning issues, raise public awareness of ongoing state and county efforts to reduce barriers to affordable housing development, and propose legislation. Requires an annual report to the legislature. Appropriates funds to support the statewide working group, including one full-time equivalent position. (CD1)

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

