
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The senate and house of representatives of the
2 twenty-third legislature of the State of Hawaii, regular session
3 of 2005, enacted Act 196, Relating to Housing, and section 35 of
4 that act established the joint legislative housing and homeless
5 task force to further identify near-term solutions to Hawaii's
6 affordable housing and homeless problem. The task force issued
7 its report with findings and recommendations in January 2006.
8 The task force recommended in general that the State: (1)
9 leverage more sources of financing for affordable housing; (2)
10 make available more public land for the development of
11 affordable housing; (3) streamline government approvals and
12 permitting of affordable housing projects; (4) build more
13 offsite infrastructure to serve affordable housing; (5)
14 appropriate additional funds for transitional housing, shelters,
15 and services for the homeless population; and (6) preserve and
16 maintain the existing public housing stock.

17 The specific recommendations of the task force for
18 government approvals and permitting for affordable housing

1 include but are not limited to: (1) requiring that state
 2 agencies in the permit review process give affordable housing
 3 projects priority processing; (2) amending chapter 46, Hawaii
 4 Revised Statutes, relating to the general jurisdiction and
 5 powers of the counties, to provide greater flexibility in
 6 approving affordable housing projects by waiving certain
 7 requirements for infrastructure; and (3) amending section
 8 201G-118, Hawaii Revised Statutes, to improve and further
 9 streamline the fast-track permitting process for affordable
 10 housing projects.

11 The purpose of this Act is to implement the recommendations
 12 of the task force with regard to government approvals and
 13 permitting for affordable housing.

14 SECTION 2. Section 46-14.5, Hawaii Revised Statutes, is
 15 amended to read as follows:

16 "~~{}~~§46-14.5~~}~~ **Land use density and infrastructure;**
 17 **low-income rental units.** Notwithstanding any other law to the
 18 contrary, the counties are authorized to provide flexibility in
 19 land use density provisions and public facility requirements to
 20 encourage the development of any rental housing project where at
 21 least a portion of the rental units are set aside for persons
 22 and families with incomes at or below one hundred forty per cent



1 of the area median family income, of which twenty per cent are
2 set aside for persons and families with incomes at or below
3 eighty per cent of the area median family income."

4 SECTION 3. Section 91-13.5, Hawaii Revised Statutes, is
5 amended to read as follows:

6 **"§91-13.5 Maximum time period for business or development-**
7 **related permits, licenses, or approvals; automatic approval;**
8 **extensions.** (a) Unless otherwise provided by law, an agency
9 shall adopt rules that specify a maximum time period to grant or
10 deny a business or development-related permit, license, or
11 approval; provided that the application is not subject to state
12 administered permit programs delegated, authorized, or approved
13 under federal law.

14 (b) All such issuing agencies shall clearly articulate
15 informational requirements for applications and review
16 applications for completeness in a timely manner.

17 (c) All such issuing agencies shall take action to grant
18 or deny any application for a business or development-related
19 permit, license, or approval within the established maximum
20 period of time, or the application shall be deemed approved;
21 provided that a delay in granting or denying an application
22 caused by the lack of quorum at a regular meeting of the issuing



1 agency shall not result in approval under this subsection;
2 provided further that any subsequent lack of quorum at a regular
3 meeting of the issuing agency that delays the same matter shall
4 not give cause for further extension, unless an extension is
5 agreed to by all parties.

6 (d) Notwithstanding any other law to the contrary, any
7 agency that reviews and comments upon an application for a
8 business or development-related permit, license, or approval for
9 a housing project under section 201G-118 shall respond within
10 forty-five days of receipt of the application, or the
11 application shall be deemed acceptable as submitted to the
12 agency.

13 [~~(d)~~] (e) The maximum period of time established pursuant
14 to this section shall be extended in the event of a national
15 disaster, state emergency, or union strike, which would prevent
16 the applicant, the agency, or the department from fulfilling
17 application or review requirements.

18 [~~(e)~~] (f) This section shall not apply to any proceedings
19 of the public utilities commission.

20 [~~(f)~~] (g) For purposes of this section, "application for a
21 business or development-related permit, license, or approval"
22 means any state or county application, petition, permit,

1 license, certificate, or any other form of a request for
 2 approval required by law to be obtained prior to the formation,
 3 operation, or expansion of a commercial or industrial
 4 enterprise, or for any permit, license, certificate, or any form
 5 of approval required under sections 46-4, 46-4.2, 46-4.5, 46-5,
 6 and chapters 183C, 205, 205A, 340A, 340B, 340E, 340F, 342B,
 7 342C, 342D, 342E, 342F, 342G, 342H, 342I, 342J, 342L, and 342P."

8 SECTION 4. Section 201G-118, Hawaii Revised Statutes, is
 9 amended to read as follows:

10 "**§201G-118 Housing development; exemption from statutes,**
 11 **ordinances, charter provisions, rules.** (a) The administration
 12 may develop, on behalf of the State or with an eligible
 13 developer, or may assist under a government assistance program
 14 in the development of, housing projects which shall be exempt
 15 from all statutes, ordinances, charter provisions, and rules of
 16 any governmental agency relating to planning, zoning,
 17 construction standards for subdivisions, development and
 18 improvement of land, and the construction of units thereon;
 19 provided that:

20 (1) The project primarily or exclusively includes housing
 21 units affordable to households with incomes at or



1 below one hundred forty per cent of the median family
2 income;

3 (2) The administration finds the project is consistent
4 with the purpose and intent of this chapter, and meets
5 minimum requirements of health and safety;

6 (3) The development of the proposed project does not
7 contravene any safety standards, tariffs, or rates and
8 fees approved by the public utilities commission for
9 public utilities or the various boards of water supply
10 authorized under chapter 54;

11 (4) The legislative body of the county in which the
12 project is to be situated shall have [~~approved~~] made a
13 decision on the project.

14 (A) The legislative body shall approve, approve with
15 modifications, or disapprove the project by
16 resolution within forty-five days after the
17 administration has submitted the preliminary
18 plans and specifications for the project to the
19 legislative body. If on the forty-sixth day a
20 project is not disapproved, it shall be deemed
21 approved by the legislative body;

1 (B) No action shall be prosecuted or maintained
2 against any county, its officials, or employees
3 on account of actions taken by them in reviewing,
4 approving, modifying, or disapproving the plans
5 and specifications; and

6 (C) The final plans and specifications for the
7 project shall be deemed approved by the
8 legislative body if the final plans and
9 specifications do not substantially deviate from
10 the preliminary plans and specifications. The
11 final plans and specifications for the project
12 shall constitute the zoning, building,
13 construction, and subdivision standards for that
14 project. For purposes of sections 501-85 and
15 502-17, the executive director of the
16 administration, or the responsible county
17 official may certify maps and plans of lands
18 connected with the project as having complied
19 with applicable laws and ordinances relating to
20 consolidation and subdivision of lands, and the
21 maps and plans shall be accepted for registration
22 or recordation by the land court and registrar;

1 (5) The land use commission shall approve, approve with
2 modifications, or disapprove a boundary change within
3 forty-five days after the administration has submitted
4 a petition to the commission as provided in section
5 205-4. If on the forty-sixth day the petition is not
6 disapproved, it shall be deemed approved by the
7 commission.

8 (b) For the purposes of this section, "government
9 assistance program" means a housing program qualified by the
10 administration and administered or operated by the
11 administration or the United States or any of their political
12 subdivisions, agencies, or instrumentalities, corporate or
13 otherwise."

14 SECTION 5. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 6. This Act shall take effect on July 1, 2006.



Report Title:

Affordable Housing; Permit Streamlining; Planning; Zoning;
Construction

Description:

Requires agencies in the land use permit review process to expedite review of applications for affordable housing projects. Authorizes the counties to waive certain infrastructure requirements for affordable housing projects. Amends the process for approval of affordable housing projects exempt from planning, zoning, and construction standards. (SD1)

