
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. Notwithstanding any provisions to the contrary
2 in part VII of chapter 206E, Hawaii Revised Statutes, the Hawaii
3 community development authority, in cooperation with the city
4 and county of Honolulu, shall develop a plan for an affordable
5 housing community within the Kalaeloa community development
6 district established under section 206E-193, Hawaii Revised
7 Statutes. The development plan shall include:

- 8 (1) A public-private partnership for a master-planned
9 community with a mixed-use design incorporating
10 compatible industrial, commercial, residential, and
11 public uses that may coexist within the same area;
- 12 (2) A connection to the Oahu mass transit project provided
13 for under Act 247, Session Laws of Hawaii 2005, that
14 is convenient for riders;
- 15 (3) Ample parks and open space maintaining a rural
16 character and lifestyle; and
- 17 (4) Mixed-income residential dwellings, including rental
18 units and for-sale owner-occupied units, wherein at



1 least fifty per cent of the units in a single project
2 shall be set aside as affordable rental and for-sale
3 owner-occupied units as follows:

4 (A) At least thirty-three per cent for households
5 with incomes at or below sixty per cent of the
6 area median income as determined by the United
7 States Department of Housing and Urban
8 Development;

9 (B) At least thirty-four per cent for households with
10 incomes up to one hundred per cent of the area
11 median income as determined by the United States
12 Department of Housing and Urban Development; and

13 (C) At least thirty-three per cent for households
14 with incomes up to one hundred forty per cent of
15 the area median income as determined by the
16 United States Department of Housing and Urban
17 Development.

18 The development plan shall preserve all of the units as
19 affordable in perpetuity by considering community land trusts
20 and other strategies. The authority shall consult with the
21 surrounding community and consider public input throughout the
22 planning process. Nothing herein shall supersede, conflict



1 with, or duplicate any of the work already conducted by the
2 authority in its approved reuse plan and any subsequent
3 amendments thereto as authorized under section 206E-194(2),
4 Hawaii Revised Statutes.

5 SECTION 2. There is appropriated out of the general
6 revenues of the State of Hawaii the sum of \$ or so much
7 thereof as may be necessary for fiscal year 2007-2008 for the
8 Hawaii community development authority, in cooperation with the
9 city and county of Honolulu, to develop a plan for an affordable
10 housing community within the Kalaeloa community development
11 district.

12 The sum appropriated shall be expended by the Hawaii
13 community development authority for the purposes of this Act.

14 SECTION 3. No later than twenty days prior to the
15 convening of the regular session of 2008, the Hawaii community
16 development authority shall submit to the legislature a report
17 of the authority's progress in developing a plan for an
18 affordable housing community within the Kalaeloa community
19 development district.

20 SECTION 4. No later than twenty days prior to the
21 convening of the regular session of 2009, the Hawaii community
22 development authority shall submit to the legislature a final



1 report of the authority's development plan for an affordable
2 housing community within the Kalaeloa community development
3 district, including any proposed legislation.

4 SECTION 5. This Act shall take effect on July 1, 2007.



Report Title:

Kalaeloa Community Development District; Affordable Housing

Description:

Requires the Hawaii Community Development Authority, in cooperation with the City and County of Honolulu, to develop a plan for an affordable housing community within the Kalaeloa Community Development District. (HB105 HD1)

