
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING DEVELOPMENT.

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

1 SECTION 1. The legislature finds that one of the barriers
2 to the development of housing affordable to the general
3 workforce is the regulatory process that exists in Hawaii.
4 Duplication, fragmentation, and the lack of standards or
5 predictability are the cost-generating and supply-reducing
6 consequences of Hawaii's regulatory process.

7 The purpose of this Act is to increase the supply of
8 housing developments affordable to the general workforce by
9 providing an incentive to counties that streamline the
10 application process for building, construction, or development-
11 related permits.

12 SECTION 2. Chapter 225M, Hawaii Revised Statutes, is
13 amended by adding a new section to be appropriately designated
14 and to read as follows:

15 "§225M- Incentive and streamlining grants program;
16 incentive and streamlining grants special fund; established.

17 (a) There is created within the office of planning the
18 incentive and streamlining grants program to assist the counties



1 in streamlining the permit and approval regulatory process for
2 construction and development-related permits for housing
3 developments affordable to the general workforce. Counties may
4 apply for financial grants from the office to develop and
5 implement plans that will reduce regulatory barriers to the
6 development of housing for the general workforce. Counties
7 shall develop the plans and may incorporate the following
8 considerations as options to expedite development:

- 9 (1) Establishing mandatory review time frames;
10 (2) Eliminating duplicative reviews and services;
11 (3) Assessing developer fees for expedited reviews;
12 (4) Assuming responsibility for district
13 reclassifications;
14 (5) Creating a housing expediter position for workforce
15 housing projects;
16 (6) Providing development incentives, including:
17 (A) Density bonuses for developments in the urban
18 core;
19 (B) Height bonuses for developments in the urban
20 core;
21 (C) Cluster zoning;
22 (D) Waiving connection fees;



- 1 (E) Tax credits;
- 2 (F) Waiving or modifying certain infrastructure
- 3 requirements;
- 4 (G) Reducing parking requirements;
- 5 (H) Ensuring that in-lieu fees are dedicated to the
- 6 development of housing affordable for the general
- 7 workforce and the maintenance and preservation
- 8 thereof;
- 9 (I) Allowing adjustments to floor area ratios for
- 10 units in housing affordable to the general
- 11 workforce;
- 12 (J) Amending county building codes to allow
- 13 accelerated building techniques;
- 14 (K) Promoting mixed-use development in urban and
- 15 rural districts;
- 16 (L) Allowing residential use in commercial and
- 17 industrial zoned areas; and
- 18 (M) Establishing growth districts, increasing density
- 19 in those districts, and targeting infrastructure
- 20 resources into those districts;
- 21 and



1 (7) Establishing a procedure for the priority processing
2 of a permit application for a project containing units
3 that are affordable to the general workforce.

4 (b) There is established within the state treasury the
5 incentive and streamlining grants special fund, into which shall
6 be deposited:

7 (1) Legislative appropriations;

8 (2) State, county, and federal funds designated to the
9 fund;

10 (3) Private contributions; and

11 (4) Any other funds designated to the fund.

12 (c) Moneys in the fund shall be used for the purposes of
13 the incentive and streamlining grants program; provided that:

14 (1) Up to one-half of the fund balance after July 1, 2008,
15 shall be awarded as grants to assist counties with
16 developing plans to streamline county regulatory
17 processes; and

18 (2) Up to one-half of the fund balance on July 1, 2008,
19 and any supplemental funds deposited into the fund
20 after July 1, 2008, shall be awarded as grants to
21 assist counties with implementing plans to streamline
22 county regulatory processes.



1 The office of planning shall administer the incentive and
2 streamlining grants special fund.

3 (d) The office of planning shall adopt rules pursuant to
4 chapter 91 to effectuate the purposes of this section, including
5 the grant application process for the incentive and streamlining
6 grants program.

7 (e) Nothing in subsection (a) shall be construed to exempt
8 developments under this section from chapter 343 and other
9 environmental laws."

10 SECTION 3. There is appropriated out of the general
11 revenues of the State of Hawaii the sum of \$10,000,000 or so
12 much thereof as may be necessary for fiscal year 2008-2009 for
13 deposit into the incentive and streamlining grants special fund
14 for the purposes of the incentive and streamlining grants
15 program.

16 The sum appropriated shall be expended by the office of
17 planning for the purposes of this Act.

18 SECTION 4. New statutory material is underscored.

19 SECTION 5. This Act shall take effect on July 1, 2008.

20

INTRODUCED BY:



Report Title:

Workforce Housing Development; Incentive and Streamlining Grants Program

Description:

Establishes the Incentive and Streamlining Grants Program to assist counties in streamlining the permit and approval process for construction and development of workforce housing.

