

JAN 22 2007

---

---

# A BILL FOR AN ACT

RELATING TO THE OFFICE OF HAWAIIAN AFFAIRS.

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

1           SECTION 1. Chapter 10, Hawaii Revised Statutes, is amended  
2 by adding a new section to be appropriately designated and to  
3 read as follows:

4           "§10-    Housing development; exemption from statutes,  
5 ordinances, charter provisions, rules. (a) The office may  
6 develop housing projects that shall be exempt from all statutes,  
7 ordinances, charter provisions, and rules of any governmental  
8 agency relating to planning, districting, zoning, and  
9 construction standards for subdivisions, development and  
10 improvement of land, and the construction of units thereon;  
11 provided that:

12           (1) The office finds that the project is consistent with  
13 the purpose and intent of this chapter, and meets  
14 minimum requirements of health and safety;

15           (2) The development of the proposed project does not  
16 contravene any safety standards, tariffs, or rates and  
17 fees approved by the public utilities commission for



1           public utilities or the various boards of water supply  
2           authorized under chapter 54; and

3           (3) The office consults during the project planning phase  
4           with the county in which the project will be located  
5           to receive any county concerns and county  
6           recommendations about the project.

7           (b) For the purpose of this section, "housing project"  
8           means a project of affordable housing or workforce housing;  
9           providing that "affordable housing" and "workforce housing", in  
10          the context of identifying the persons or families intended to  
11          be served by such housing, primarily includes for-sale housing  
12          or rental housing for persons or families whose incomes are  
13          identified as one hundred forty per cent or less of the area  
14          median income for each of the counties of Hawaii, Maui,  
15          Honolulu, and Kauai as determined by the United States  
16          Department of Housing and Urban Development from time to time,  
17          and as adjusted by family size. These persons or families  
18          include the following income groups:

19           (1) "Very low income" means those earning fifty per cent  
20           or less of the area median income;



1        (2) "Low income" means those earning more than fifty per  
2        cent and up to eighty per cent of the area median  
3        income;

4        (3) "Low-moderate income" means those earning more than  
5        eighty per cent and up to one hundred twenty per cent  
6        of the area median income;

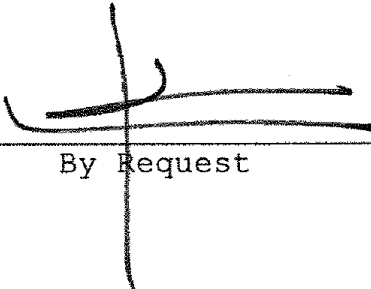
7        (4) "Moderate income" means those earning more than one  
8        hundred twenty per cent and up to one hundred forty  
9        per cent of the area median income."

10       SECTION 2. New statutory material is underscored.

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

12

INTRODUCED BY:

  
\_\_\_\_\_  
By Request



**Report Title:**

Office of Hawaiian Affairs; Housing Development

**Description:**

Allows the office of Hawaiian affairs to develop housing projects that are exempt from all statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, districting, zoning, construction standards for subdivisions, development and improvement of land, and the construction of units.

