

JAN 19 2007

A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that the present lack of
2 a supply of affordable housing is turning the State into one of
3 "haves" and "have nots". Desperately-needed affordable housing
4 is a major problem this State is facing. Another related
5 problem this State is facing is the myriad and complex land use
6 permit processes faced by any real estate development project.

7 One of the purposes of this Act is to require all state and
8 county agencies to give priority to affordable housing projects
9 in the permit review and issuing process.

10 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended
11 by adding a new section to be appropriately designated and to
12 read as follows:

13 "§46- Affordable housing projects; priority. (a) Any
14 permit application for a housing project that is certified to be
15 an affordable housing project by the Hawaii housing finance and
16 development corporation or by any county agency that has been
17 delegated or has assumed the powers under section 46-15.1 shall



1 be given the highest priority over any other projects, except
2 for projects involving the public health and safety, by all
3 county agencies reviewing and issuing any permits required by
4 the affordable housing project.

5 (b) For purposes of this section:

6 (1) "Affordable housing project" means any housing project
7 that offers at least one-half of all housing units in
8 the project to persons or families earning _____ per
9 cent or less of the median family income for that
10 area, as determined by the United States Department
11 Housing and Urban Development; and

12 (2) "Permit" means but is not limited to a special area
13 management permit, variance, conditional use permit,
14 special permit, subdivision permit, grubbing and
15 grading permit, building permit, water meter permit,
16 or occupancy permit."

17 SECTION 3. Chapter 201H, Hawaii Revised Statutes, is
18 amended by adding a new section to be appropriately designated
19 and to read as follows:

20 "§201H- Affordable housing; priority. (a) Any permit
21 application for a housing project that is certified to be an
22 affordable housing project by the corporation or by any county



1 agency that has been delegated or has assumed the powers under
2 section 46-15.1 shall be given the highest priority over any
3 other projects, except for projects involving the public health
4 and safety, by all state agencies reviewing and issuing any
5 approvals or permits required by the affordable housing project.

6 (b) For purposes of this section:

7 (1) "Affordable housing project" means any housing project
8 that offers at least one-half of all housing units in
9 the project to persons or families earning per
10 cent or less of the median family income for that
11 area, as determined by the United States Department
12 Housing and Urban Development; and

13 (2) "Approvals or permits" means but is not limited to a
14 land use district boundary amendment, conservation
15 district use permit, department of health certificates
16 of need or necessity, wastewater facility approval,
17 limited access highway or similar approval, or permit
18 for the withdrawal, diversion, or consumptive use of
19 water."

20 SECTION 4. New statutory material is underscored.



S.B. NO. 645

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

2

INTRODUCED BY: Ray L. Acun



Report Title:

Affordable Housing

Description:

Requires state and county agencies to give affordable housing projects priority in permit approval process.

