
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. The legislature finds that in 2008, the Urban
2 Land Institute Hawaii (Institute) published the results of a
3 study on affordable housing in Hawaii. The data was not
4 encouraging: in 2008, only four per cent of the population
5 could afford to purchase a median-priced single-family home with
6 one median salary and only twenty-four per cent could afford a
7 home with up to two median salaries. In an effort to bring
8 reality to the numbers, the Institute asked: How many
9 elementary school teachers does it take to purchase a median-
10 priced home in Honolulu? 3.63. How many firefighters? 3.19.
11 How many civil engineers does it take to rent a three bedroom
12 dwelling in Honolulu? 1.31.

13 The legislature further finds that while these statistics
14 may be recent, the problem of affordable housing in Hawaii is an
15 old one. The problem is further complicated by a number of
16 other factors, including the interdependency of federal, state,
17 and county laws and regulations. Well-intended efforts to



1 streamline a state procedure may have unintended consequences on
2 a related county requirement. As a result, initiatives to fast
3 track and increase the development of affordable housing often
4 fall short.

5 The purpose of this Act is to direct the legislative
6 reference bureau to review the federal, state, and county laws
7 related to affordable housing to identify strategies to
8 strengthen Hawaii's housing laws.

9 SECTION 2. (a) The legislative reference bureau shall
10 review the federal, state, and county laws related to affordable
11 housing, in particular chapter 201H, Hawaii Revised Statutes,
12 relating to the Hawaii housing finance and development
13 corporation; chapter 356D, Hawaii Revised Statutes, relating to
14 the Hawaii public housing authority; and chapter 46, Hawaii
15 Revised Statutes, relating to county organization and
16 administration, to recommend strategies to strengthen Hawaii's
17 housing laws, including:

18 (1) Identifying duplicative or overlapping provisions in
19 current law that may hamper the increased development
20 of affordable housing;

21 (2) Reviewing concerns raised regarding proposed
22 amendments to Hawaii's housing laws that were intended



1 to increase the development of affordable housing,
2 which were introduced in the 2008 and 2009 legislative
3 sessions;

4 (3) Reviewing any recommendations made by any legislative
5 task force, financial or management audit, or
6 affordable housing study conducted within the last
7 three years regarding proposed amendments to Hawaii's
8 housing laws that were intended to increase the
9 development of affordable housing; and

10 (4) Determining any other information that may be relevant
11 during the course of the review.

12 (b) The legislative reference bureau shall seek input from
13 as many stakeholders as possible, including government agencies
14 responsible for affordable housing, housing developers,
15 affordable housing advocates, economists, the financial
16 industry, and others as may be required.

17 (c) The legislative reference bureau shall submit a report
18 of its findings, recommendations, and any proposed legislation
19 to the legislature no later than twenty days prior to the
20 convening of the regular session of 2010.

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



S.B. NO. 754
S.D. 1
H.D. 1

Report Title:

Affordable Housing; LRB Review

Description:

Directs the legislative reference bureau to review the federal, state, and county laws related to affordable housing, to identify strategies to strengthen Hawaii's housing laws. Requires report to the 2010 legislature. (SB754 HD1)

