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

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

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

20 (2) Reviewing concerns raised regarding proposed
21 amendments to Hawaii's housing laws that were intended
22 to increase the development of affordable housing,

1 which were introduced in the 2008 and 2009 legislative
2 sessions;

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

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

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

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

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

Report Title:

Affordable Housing; LRB Review

Description:

Directs the legislative reference bureau to review the state and county laws related to affordable housing, to identify strategies to strengthen Hawaii's housing laws. Requires report to the 2010 legislature. (SD1)