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# A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. Section 46-14.5, Hawaii Revised Statutes, is  
2 amended to read as follows:

3 "**§46-14.5 Land use density and infrastructure; low-income**  
4 **rental units.** Notwithstanding any other law to the contrary,  
5 the counties are authorized to provide flexibility in land use  
6 density provisions and public facility requirements to encourage  
7 the development of any rental housing project where at least [a  
8 ~~portion~~] fifty per cent of the rental units are set aside for  
9 persons and families with incomes at or below [~~one hundred~~  
10 ~~forty~~] eighty per cent of the area median family income [~~7 of~~  
11 ~~which twenty per cent are set aside for persons and families~~  
12 ~~with incomes at or below eighty per cent of the area median~~  
13 ~~family income~~]."

14 SECTION 2. Section 201H-57, Hawaii Revised Statutes, is  
15 amended by amending subsection (b) to read as follows:

16 "(b) For the purposes of this section:

17 "Affordable housing" means housing that is affordable to  
18 households with incomes at or below [~~one hundred forty~~] eighty



1 per cent of the [~~median family~~] area median income as determined  
2 by the United States Department of Housing and Urban  
3 Development.

4 "Qualified nonprofit organization" means any private entity  
5 that is organized and operated:

6 (1) In accordance with section 501(c)(3) of the Internal  
7 Revenue Code of 1986, as amended; and

8 (2) For the purpose of providing affordable housing  
9 through long-term, renewable, and transferable  
10 leases."

11 SECTION 3. Statutory material to be repealed is bracketed  
12 and stricken. New statutory material is underscored.

13 SECTION 4. This Act shall take effect upon its approval.  
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INTRODUCED BY:

*[Handwritten signatures]*

*[Handwritten signatures: Fide T. P. Geronima, K. H., Wynn, Tom Brown, etc.]*



**Report Title:**

Affordable Housing

**Description:**

Increases the number of eligible households: (1) under which the counties may provide flexibility in land use density provisions and public facility requirements, and (2) to which the housing finance and development corporation may lease land for \$1 per year to nonprofit organizations that provide affordable housing, by lowering threshold income limits from 140% to 80% of median incomes.

