
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 could
5 afford to purchase a median-priced single-family home with one
6 median salary, and only twenty-four per cent could afford a home
7 with up to two median salaries. In an effort to bring reality
8 to the 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 various laws and
17 regulations. Well-intended efforts to streamline a specific



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

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

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

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

18 (2) Reviewing concerns raised regarding proposed
19 amendments to Hawaii's housing laws that were intended
20 to increase the development of affordable housing,
21 which were introduced in the 2008 and 2009 legislative
22 sessions;



1 (3) Reviewing any recommendations made by any legislative
2 task force, financial or management audit, or
3 affordable housing study conducted within the last
4 three years, including the 2008 report of the
5 affordable housing regulatory barriers task force,
6 regarding proposed amendments to Hawaii's housing laws
7 that were intended to increase the development of
8 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 on July 1, 2050.



S.B. NO. 754
S.D. 1
H.D. 2

Report Title:

Affordable Housing; LRB Review

Description:

Directs the legislative reference bureau to review the state laws related to affordable housing, to identify strategies to strengthen Hawaii's housing laws. Requires report to the 2010 legislature. Effective date: 7/1/2050. (SB754 HD2)

SB754 HD2 HMS 2009-3403

