

JAN 23 2009

A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

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

1 SECTION 1. The legislature finds that more reserved
2 housing units are needed in the Kakaako mauka area. Time is
3 critical in the development of housing projects and delays in
4 obtaining the necessary approvals or the requirement of multiple
5 governmental approvals may jeopardize projects. Currently,
6 planned development projects requiring either a consolidation or
7 subdivision of land must seek approvals from both the Hawaii
8 community development authority and the city and county of
9 Honolulu.

10 The purpose of this Act is to authorize the Hawaii
11 community development authority to process an application for
12 subdivision and consolidation of land for a planned development
13 project with at least twenty per cent of the total number of
14 dwelling units in the project reserved for sale or rental to
15 qualified persons as determined by the authority.



1 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is
2 amended by adding a new section to be appropriately designated
3 and to read as follows:

4 "§206E- Planned development project; reserved housing;
5 subdivision and consolidation of land. (a) Notwithstanding any
6 law to the contrary, the authority shall process an application
7 for subdivision and consolidation of land for a planned
8 development project with at least twenty per cent of the total
9 number of dwelling units in the project reserved for sale or
10 rental to qualified persons as determined by the authority.

11 (b) For any planned development project with at least
12 twenty per cent of the total number of dwelling units in the
13 project reserved for sale or rental to qualified persons as
14 determined by the authority, the following review periods shall
15 apply:

16 (1) Project eligibility review shall be completed by the:

17 (A) City and county of Honolulu and any other
18 governmental agency within thirty days; and

19 (B) Authority within forty-five days after receipt of
20 the application for a planned development, at
21 which time a written project eligibility
22 determination shall be issued to the applicant;



- 1 (2) Action on the application for a planned development
2 shall be taken by the authority within forty-five days
3 after the date the authority issues a written project
4 eligibility determination; provided that the
5 application shall be deemed approved if no decision is
6 made by the authority in granting or denying the
7 application within the forty-five day time period; and
- 8 (3) Action on the application for subdivision or
9 consolidation of land shall be taken by the authority
10 within ninety days after the date the application for
11 subdivision or consolidation is deemed complete by the
12 authority. If an applicant for a planned development
13 project with at least twenty per cent of the total
14 number of dwelling units in the project reserved for
15 sale or rental to qualified persons as determined by
16 the authority requires subdivision or consolidation
17 approval, the application for subdivision or
18 consolidation shall be submitted together with the
19 planned development application. The application
20 shall be deemed approved if no decision is made by the
21 authority in granting or denying the application
22 within the ninety-day time period.



1 (c) The authority shall adopt rules pursuant to chapter 91
2 for the purposes of this section."

3 SECTION 3. New statutory material is underscored.

4 SECTION 4. This Act shall take effect upon its approval.

5

INTRODUCED BY: Norman Sakomfs



Report Title:

Hawaii Community Development Authority; Planned Development;
Reserved Housing

Description:

Authorizes the Hawaii community development authority to process an application for subdivision and consolidation of land for a planned development project with at least twenty per cent of the total number of dwelling units in the project reserved for sale or rental to qualified persons as determined by the authority.

