
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that there is a pressing
2 need for more affordable rental housing units within the State.
3 In the urban core of Honolulu alone, there are thousands of
4 families and individuals that can benefit from the availability
5 of affordable rental housing units.

6 In light of the economic climate of our State, it is
7 crucial that the availability of affordable rental housing units
8 is, at the very least, maintained. Allowing for an increase in
9 the availability of affordable rental housing units will also
10 have a positive impact on the growing number of homeless in the
11 State. Protecting the most vulnerable individuals and ensuring
12 those individuals access to affordable housing should be a
13 priority.

14 The purpose of this Act is to exempt high-rise multifamily
15 projects in the urban core from height restrictions; provided
16 that twenty per cent of the units on each floor above the third
17 floor are affordable rental housing units.



1 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended
2 by adding a new section to be appropriately designated and to
3 read as follows:

4 "§46- Height limitation exemption; urban core
5 affordable rental housing units. (a) Notwithstanding any law
6 to the contrary, an urban core housing project shall be exempt
7 from any statute, ordinance, and rule of any governmental agency
8 relating to height restrictions for a structure in excess of
9 three floors and no more than thirty floors, and exempt from the
10 county's variance requirements; provided that at least twenty
11 per cent of the units on every floor above the third floor shall
12 be affordable rental housing units.

13 (b) The rental housing units shall remain rental housing
14 units for at least seventy-five years.

15 (c) As used in this section:

16 "Affordable rental housing unit" means a unit with a rental
17 amount that is affordable to families with incomes at or below
18 per cent of the area median family income as determined by
19 the United States Department of Housing and Urban Development.

20 "Urban core housing project" means a dwelling building
21 located within the area in the city and county of Honolulu
22 bounded by South Beretania Street to the north; the intersection



1 of Kapiolani Boulevard and South King Street to the east;
2 Kapiolani Boulevard to the south; and Kalakaua Avenue to the
3 west."

4 SECTION 3. New statutory material is underscored.

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



Report Title:

Affordable Housing; Rental Units; Honolulu Urban Core

Description:

Exempts qualifying high-rise dwelling projects with affordable rental units in the urban core of Honolulu from height restrictions. (HB309 HD1)

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