

JAN 18 2012

A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The forty-five day window for a legislative
2 body to approve, approve with modification, or disapprove an
3 affordable housing project submitted pursuant to section 201H-
4 38, Hawaii Revised Statutes, is an inadequate amount of time to
5 have a meaningful discussion on a proposed project. Allowing
6 sixty days will still provide for an expedited review while
7 increasing the amount of time the legislative body of a county
8 has to exercise its due diligence in evaluating a proposed
9 project.

10 SECTION 2. Section 201H-38, Hawaii Revised Statutes, is
11 amended by amending subsection (a) to read as follows:

12 "(a) The corporation may develop on behalf of the State or
13 with an eligible developer, or may assist under a government
14 assistance program in the development of, housing projects that
15 shall be exempt from all statutes, ordinances, charter
16 provisions, and rules of any government agency relating to
17 planning, zoning, construction standards for subdivisions,



1 development and improvement of land, and the construction of
2 dwelling units thereon; provided that:

3 (1) The corporation finds the housing project is
4 consistent with the purpose and intent of this
5 chapter, and meets minimum requirements of health and
6 safety;

7 (2) The development of the proposed housing project does
8 not contravene any safety standards, tariffs, or rates
9 and fees approved by the public utilities commission
10 for public utilities or of the various boards of water
11 supply authorized under chapter 54;

12 (3) The legislative body of the county in which the
13 housing project is to be situated shall have approved
14 the project with or without modifications:

15 (A) The legislative body shall approve, approve with
16 modification, or disapprove the project by
17 resolution within [~~forty-five~~] sixty days after
18 the corporation has submitted the preliminary
19 plans and specifications for the project to the
20 legislative body. If on the [~~forty-sixth~~] sixty-
21 first day a project is not disapproved, it shall
22 be deemed approved by the legislative body;



1 (B) No action shall be prosecuted or maintained
2 against any county, its officials, or employees
3 on account of actions taken by them in reviewing,
4 approving, modifying, or disapproving the plans
5 and specifications; and

6 (C) The final plans and specifications for the
7 project shall be deemed approved by the
8 legislative body if the final plans and
9 specifications do not substantially deviate from
10 the preliminary plans and specifications. The
11 final plans and specifications for the project
12 shall constitute the zoning, building,
13 construction, and subdivision standards for that
14 project. For purposes of sections 501-85 and
15 502-17, the executive director of the corporation
16 or the responsible county official may certify
17 maps and plans of lands connected with the
18 project as having complied with applicable laws
19 and ordinances relating to consolidation and
20 subdivision of lands, and the maps and plans
21 shall be accepted for registration or recordation
22 by the land court and registrar; and

S.B. NO. 2047

Report Title:

Affordable Housing Projects; HSAC Package

Description:

Increases the time the county councils have to review affordable housing projects from 45 to 60 days.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

