

JAN 18 2013

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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 46-15.1, Hawaii Revised Statutes, is  
2 amended by amending subsection (b) to read as follows:  
3           "(b) Each county shall issue affordable housing credits to  
4 ~~[the]~~   :  
5           (1) The department of Hawaiian home lands with respect to  
6 existing and future Hawaiian home lands projects upon  
7 a request for such credits by the department of  
8 Hawaiian home lands. The credits shall be  
9 transferable and shall be issued on a one-unit for  
10 one-unit basis. Credits shall be issued for each  
11 single-family residence, multi-family unit, other  
12 residential unit, or if allowed under the county's  
13 affordable housing programs, vacant lot, developed by  
14 the department of Hawaiian home lands. The credits  
15 may be applied county-wide within the same county in  
16 which the credits were earned to satisfy affordable  
17 housing obligations imposed by the county on market  
18 priced residential and non-residential developments.



1 County-wide or project-specific requirements for the  
2 location of affordable housing units; housing class,  
3 use, or type; construction time; or other county  
4 requirements for affordable housing units shall not  
5 impair, restrict, or condition the county's obligation  
6 to apply the credits in full satisfaction of all  
7 county requirements whether by rule, ordinance, or  
8 particular zoning conditions of a project[-]; and

9 (2) The Hawaii public housing authority with respect to  
10 existing and future Hawaii public housing authority  
11 projects upon a request for such credits by the Hawaii  
12 public housing authority. The credits shall be  
13 transferable and shall be issued on a one-unit for  
14 one-unit basis. Credits shall be issued for each  
15 single-family residence, multi-family unit, other  
16 residential unit, or if allowed under the county's  
17 affordable housing programs, vacant lot, developed by  
18 the Hawaii public housing authority. The credits may  
19 be applied county-wide within the same county in which  
20 the credits were earned to satisfy affordable housing  
21 obligations imposed by the county on market priced  
22 residential and non-residential developments. County-



1        wide or project-specific requirements for the location  
2        of affordable housing units; housing class, use, or  
3        type; construction time; or other county requirements  
4        for affordable housing units shall not impair,  
5        restrict, or condition the county's obligation to  
6        apply the credits in full satisfaction of all county  
7        requirements whether by rule, ordinance, or particular  
8        zoning conditions of a project.

9        For purposes of this section, "affordable housing  
10       obligation" means the requirement imposed by a county to develop  
11       vacant lots, single-family residences, multi-family residences,  
12       or any other type of residence for sale or rent to individuals  
13       within a specified income range."

14       SECTION 2. Statutory material to be repealed is bracketed  
15       and stricken. New statutory material is underscored.

16       SECTION 3. This Act shall take effect upon its approval  
17       and shall be repealed on June 30, 2015; provided that section  
18       46-15.1, Hawaii Revised Statutes, shall be reenacted pursuant to  
19       section 3 of Act 141, Session Laws of Hawaii 2009.

20  
  
INTRODUCED BY:

*[Signature]*

*[Signature]*



S.B. NO. 304

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**Report Title:**

Affordable Housing Credits; Hawaii Public Housing Authority;  
Counties

**Description:**

Requires each county to issue affordable housing credits for each single-family residence, multi-family unit, other residential unit, or if allowed by the county, vacant lot, developed by the Hawaii public housing authority under specified conditions and requirements. Repeals on June 30, 2015.

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

