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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. The legislature finds that the lack of  
2 affordable housing has forced many low-income residents to rent  
3 apartments rather than purchase homes and build equity. The  
4 legislature further finds that micro-housing and congregate  
5 residences are an emerging and viable type of housing that can  
6 help achieve Hawaii's affordable housing goals by reducing the  
7 cost of development and fostering an adequate and diverse supply  
8 of housing.

9           The purpose of this Act is to:

- 10           (1) Require the Hawaii housing finance and development  
11           corporation to establish affordable micro-unit housing  
12           and congregate housing residences throughout the State  
13           for persons whose family income is no more than two  
14           hundred fifty per cent of the federal poverty level;  
15           and  
16           (2) Allow the private sector to develop micro-unit housing  
17           and congregate housing residences to help alleviate



1           the lack of affordable housing at no cost to  
2           taxpayers.

3           SECTION 2. Chapter 201H, Hawaii Revised Statutes, is  
4 amended by adding a new section to be appropriately designated  
5 and to read as follows:

6           "§201H- Micro-unit housing and congregate housing  
7 residences. (a) The corporation shall establish affordable  
8 micro-unit housing and congregate housing residences for persons  
9 whose family income is no more than two hundred per cent of the  
10 federal poverty level. The micro-unit housing and congregate  
11 housing residences may be established on:

- 12           (1) Private and public lands, excluding conservation,  
13           preservation, watershed, and other environmentally or  
14           culturally sensitive lands;  
15           (2) Lands already designated for housing within an urban  
16           core;  
17           (3) Agricultural lands for which these types of facilities  
18           would increase housing for agricultural workers;  
19           (4) School properties that are not being used for  
20           educational purposes;  
21           (5) Public housing lands that are vacant; and



- 1        (6) Other lands deemed appropriate by the relevant zoning  
2        authorities.
- 3        (b) A micro-unit shall contain:
- 4        (1) A total floor area of no less than two hundred twenty  
5        square feet, inclusive of bathrooms, cabinets,  
6        closets, appliances, and structural features;
- 7        (2) A sleeping room no less than one hundred net square  
8        feet of floor area that does not include floor area  
9        occupied by bathrooms, cabinets, closets, appliances,  
10       and structural features;
- 11       (3) A food preparation area; and
- 12       (4) A bathroom with a toilet, sink, and shower or bathtub.
- 13       (c) A congregate housing residence shall contain:
- 14       (1) One or more sleeping rooms that are each no less than  
15       one hundred net square feet of floor area which does  
16       not include floor area occupied by bathrooms,  
17       cabinets, closets, appliances, and structural  
18       features;
- 19       (2) One common food preparation area that all residents  
20       shall have access to or a food preparation area within



1           each sleeping room in the congregate housing  
2           residence;

3           (3) A sufficient number of bathrooms with toilets, sinks,  
4           and showers or bathtubs for residents; and

5           (4) A communal area that is accessible to all residents  
6           that is no less than fifteen per cent of the total  
7           floor area of all sleeping rooms.

8           (d) For the purpose of this section:

9           "Communal area" means open areas with sufficient  
10          accommodations for socializing and meeting.

11          "Food preparation area" means an area no less than four  
12          square feet of contiguous countertop work area for the purpose  
13          of cooking.

14          (e) The corporation shall consult and coordinate with the  
15          appropriate agencies of the State and counties and appropriate  
16          nonprofit organizations to provide necessary services, including  
17          but not limited to water, sewage, trash collection, access to  
18          public transportation, and distribution systems for electricity,  
19          for the benefits of persons occupying the micro-units and  
20          congregate housing residences."



# H.B. NO. 1921

1 SECTION 3. The corporation shall adopt rules pursuant to  
2 chapter 91 to effectuate the purposes of this Act.

3 SECTION 4. The counties shall adopt rules and ordinances  
4 necessary for the administration of this Act.

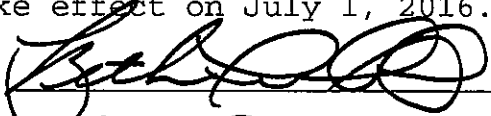
5 SECTION 5. The private sector may also develop micro-units  
6 and congregate housing residences under the same general  
7 guidelines listed in section 2 of this Act.

8 SECTION 6. There is appropriated out of the general  
9 revenues of the State of Hawaii the sum of \$ or so  
10 much thereof as may be necessary for fiscal year 2016-2017 and  
11 the same sum or so much thereof as may be necessary for fiscal  
12 year 2017-2018 for the implementation and administration of this  
13 Act.

14 The sums appropriated shall be expended by the Hawaii  
15 housing finance and development corporation for the purposes of  
16 this Act.

17 SECTION 7. This Act shall take effect on July 1, 2016.

INTRODUCED BY:

  
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# H.B. NO. 1921

**Report Title:**

Affordable Housing; Hawaii Housing Finance and Development Corporation; Micro-unit housing; Congregate Housing Residences; Appropriation.

**Description:**

Requires the Hawaii housing finance and development corporation to establish affordable micro-unit housing and congregate housing residences throughout the State. Allows the private sector to develop micro-unit housing and congregate housing residences. Makes an appropriation.

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

