

JAN 23 2015

S.B. NO. 916

---

# 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 purpose of this Act is to bring the Hawaii  
2 community development authority's affordable housing policies  
3 into conformity with the policies of other government agencies  
4 and to generate additional affordable rental housing.

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

8           "§206E- Reserved housing rentals; workforce housing  
9 rentals; affordability. (a) The rental of a reserved housing  
10 unit shall be allowed only to a renter qualifying for reserved  
11 housing.

12           (b) The rental of a workforce housing unit shall be  
13 allowed only to a renter qualifying for workforce housing.

14           (c) The authority may adopt rules pursuant to chapter 91  
15 to ensure consistency between this section and the intent and  
16 procedures of section 201H-47.



1        (d) The authority shall adopt rules to establish rates  
 2 allowed to be charged for the rental of reserved housing units  
 3 and workforce housing units at amounts affordable to low- or  
 4 moderate-income households. The allowable rental rate  
 5 established for a reserved housing unit or workforce housing  
 6 unit shall be fixed for a minimum of thirty years.

7        (e) Rules adopted by the authority relating to the rental  
 8 of reserved housing units shall require that at least 50 per  
 9 cent of the rental reserved housing units within a development  
 10 be set aside for low-income households as defined in section  
 11 206E-101."

12        SECTION 3. Section 206E-7, Hawaii Revised Statutes, is  
 13 amended by amending subsection (a) to read as follows:

14        "(a) The authority shall establish community development  
 15 rules under chapter 91 on health, safety, building, planning,  
 16 zoning, and land use which, upon final adoption of a community  
 17 development plan, shall supersede all other inconsistent  
 18 ordinances and rules relating to the use, zoning, planning, and  
 19 development of land and construction thereon[-]; provided that  
 20 the community development rules shall require reserved housing  
 21 and workforce housing as defined in section 206E-101 and conform



1 to the restrictions set forth in sections 201H-47 and 206E- .  
 2 Rules adopted under this section shall follow existing law,  
 3 rules, ordinances, and regulations as closely as is consistent  
 4 with standards meeting minimum requirements of good design,  
 5 pleasant amenities, health, safety, and coordinated development.  
 6 The authority may, in the community development plan or by a  
 7 community development rule, provide that lands within a  
 8 community development district shall not be developed beyond  
 9 existing uses or that improvements thereon shall not be  
 10 demolished or substantially reconstructed, or provide other  
 11 restrictions on the use of the lands."

12 SECTION 4. Section 206E-101, Hawaii Revised Statutes, is  
 13 amended by adding three new definitions to be appropriately  
 14 inserted and to read as follows:

15 "Low income" means household income no greater than 80 per  
 16 cent of the area median income for Honolulu.

17 "Moderate income" means household income no greater than  
 18 120 per cent of the area median income for Honolulu, except that  
 19 in the case of rental units, "moderate income" means household  
 20 income no greater than 100 per cent of the area median income  
 21 for Honolulu.



1        "Workforce housing" means housing designated for residents  
 2 in the low- or moderate-income ranges in project developments in  
 3 which 75 per cent of the residential units in each separated  
 4 project building are set aside for low- or median-income  
 5 households."

6        SECTION 5. Section 206E-101, Hawaii Revised Statutes, is  
 7 amended by amending the definition of "reserved housing" to read  
 8 as follows:

9        "Reserved housing" means housing designated for residents  
 10 in the low- or moderate-income ranges [~~who meet such eligibility~~  
 11 ~~requirements as the authority may adopt by rule.] in project~~  
 12 developments in which 20 per cent of residential units in each  
 13 separate project building are set aside for low- or moderate-  
 14 income households."

15        SECTION 6. Statutory material to be repealed is bracketed  
 16 and stricken. New statutory material is underscored.

17        SECTION 7. This Act shall take effect upon its approval.

18

INTRODUCED BY:

*[Handwritten signature]*      *Enzamu Chun Oakland*  
*[Handwritten signature]*      *Bruce Hart*  
*[Handwritten signature]*

# S.B. NO. 916

**Report Title:**

Hawaii Community Development Authority; Affordable Housing; Reserved Housing; Workforce Housing; Affordable Workforce Housing

**Description:**

Requires HCDA to establish rules to require reserved and workforce housing in developments. Amends definition of reserved housing and creates definition of workforce housing. Provides for establishing rules for the rental of reserved and workforce housing.

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

