
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. (a) The Hawaii housing finance and development
2 corporation shall coordinate with other state and county
3 agencies to develop transit-oriented development projects on
4 lands owned or administered by the State within one mile of a
5 proposed transit station site. Projects pursuant to this Act
6 may be developed in conjunction with public-private partners
7 that may include the city and county of Honolulu.

8 (b) Of the rental housing units of each development of
9 every parcel of land or group of contiguous parcels of land
10 owned or administered by the State with an area of ten acres or
11 greater that is developed pursuant to this Act:

12 (1) Ten per cent shall be reserved for residents or
13 families earning up to thirty per cent of the area
14 median income as determined by the United States
15 Department of Housing and Urban Development;

16 (2) Ten per cent shall be reserved for residents or
17 families earning up to sixty per cent of the area



1 median income as determined by the United States
2 Department of Housing and Urban Development;

3 (3) Ten per cent shall be reserved for residents or
4 families earning up to eighty per cent of the area
5 median income as determined by the United States
6 Department of Housing and Urban Development; and

7 (4) Ten per cent shall be reserved for residents or
8 families earning up to one hundred per cent of the
9 area median income as determined by the United States
10 Department of Housing and Urban Development.

11 (c) If a state or county agency owning or administering
12 land that is subject to subsection (b) does not coordinate with
13 the Hawaii housing finance and development corporation to
14 develop reserved housing units on the property, the state or
15 county agency shall transfer the property to the Hawaii housing
16 finance and development corporation for development. The State
17 may provide compensation or replacement to the agency for the
18 transferred property.

19 SECTION 2. This Act shall take effect upon its approval.

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Report Title:

Transit-oriented Development; Hawaii Housing Finance and
Development Corporation; Housing

Description:

Requires the Hawaii housing finance and development corporation to coordinate with other state agencies to develop lands owned or administered by the State within one mile of transit station sites. Requires that developments on parcels or groups of contiguous parcels of state land with an area of at least ten acres include a certain percentage of affordable housing units reserved for residents or families at specific income levels.
(SD1)

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