
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 PART I

2 SECTION 1. The legislature finds that the State of Hawaii
3 is in a "housing crisis". In the department of business,
4 economic development and tourism's report, Measuring Housing
5 Demand in Hawaii 2015-2025 published in April 2015, the
6 forecasted demand for additional housing units by county is
7 25,847 units for Honolulu, 19,610 for Hawaii, 13,949 for Maui,
8 and 5,287 for Kauai during 2015-2025.

9 The city and county of Honolulu's draft of its affordable
10 housing strategy states: "The marketplace is not building
11 enough affordable housing to keep up with demand. Many people
12 live in overcrowded homes, spend more than forty-five per cent
13 of their incomes on combined housing and transportation costs,
14 or are homeless and living on the streets. Oahu would need more
15 than 24,000 additional housing units to address pent-up demand
16 combined with new household formation by 2016. Over 18,000 or
17 seventy-five per cent of the total projected demand is for



1 households earning less than eighty per cent of area median
2 income (AMI), or \$76,650 for a family of four.

3 SECTION 2. While studies forecast an acute housing
4 shortage over the next ten years, there has been a lack of
5 coordinated planning that would provide more urban land for
6 additional housing. The current process is duplicative as it
7 requires separate actions by both the county and State to
8 reclassify lands that have been planned for future growth based
9 on population projects. This bill proposes to improve the
10 proactive planning for future growth in each county to ensure
11 areas for planned growth are available for development.

12 SECTION 3. Section 205-18, Hawaii Revised Statutes, is
13 amended to read as follows:

14 "§205-18 Periodic review of districts. (a) The office of
15 planning shall undertake a review of the classification and
16 districting of all lands in the State, within five years from
17 December 31, 1985, and every fifth year thereafter. The office,
18 in its five-year boundary review, shall focus its efforts on
19 reviewing the Hawaii state plan, county general plans, and
20 county development and community plans. Upon completion of the
21 five- year boundary review, the office shall submit a report of



1 the findings to the commission. The commission shall file an
2 annual report to the legislature providing the status on the
3 progress of the five-year boundary review. The office may
4 initiate state land use boundary amendments which it deems
5 appropriate to conform to these plans. The office may seek
6 assistance of appropriate state and county agencies and may
7 employ consultants and undertake studies in making this review.

8 (b) Notwithstanding any law to the contrary, each county
9 shall file annual updates to their general plans, development
10 plans, or community plans with the commission."

11 SECTION 4. This Act does not affect rights and duties that
12 matured, penalties that were incurred, and proceedings that were
13 begun before its effective date.

14 SECTION 5. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

16 SECTION 6. This Act shall take effect upon its approval.



Report Title:

Land Use; Boundaries; Housing Development

Description:

Requires the Commission to file annual reports on the status of the progress of five-year boundary review. Requires counties to file annual updates to general plans, development plans, or community plans. (HB1209 HD2)

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