
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. Section 201H-38, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "**§201H-38 Housing development; exemption from statutes,**
4 **ordinances, charter provisions, and rules.** (a) The corporation
5 may develop on behalf of the State or with an eligible
6 developer, or may assist under a government assistance program
7 in the development of, housing projects that shall be exempt
8 from all statutes, ordinances, charter provisions, and rules of
9 any government agency relating to planning, zoning, construction
10 standards for subdivisions, development and improvement of land,
11 and the construction of dwelling units thereon; provided that:

12 (1) The corporation finds the housing project is
13 consistent with the purpose and intent of this
14 chapter, and meets minimum requirements of health and
15 safety;

16 (2) The development of the proposed housing project does
17 not contravene any safety standards, tariffs, or rates



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1 and fees approved by the public utilities commission
2 for public utilities or of the various boards of water
3 supply authorized under chapter 54;

4 (3) If the project is to be constructed in a county having
5 a population of more than one hundred thousand but
6 less than one million, the preliminary plans and
7 specifications for the project shall include a:

8 (A) Certification by the corporation that the project
9 is consistent with the county's general plan; or

10 (B) Restrictive covenant that all units of the
11 project shall be affordable housing in
12 perpetuity;

13 [~~+3~~] (4) The legislative body of the county in which the
14 housing project is to be situated shall have approved
15 the project with or without modifications:

16 (A) The legislative body shall approve, approve with
17 modification, or disapprove the project by
18 resolution within forty-five days after the
19 corporation has submitted the preliminary plans
20 and specifications for the project to the
21 legislative body. If on the forty-sixth day a



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1 project is not disapproved, it shall be deemed
2 approved by the legislative body;

3 (B) No action shall be prosecuted or maintained
4 against any county, its officials, or employees
5 on account of actions taken by them in reviewing,
6 approving, modifying, or disapproving the plans
7 and specifications; and

8 (C) The final plans and specifications for the
9 project shall be deemed approved by the
10 legislative body if the final plans and
11 specifications do not substantially deviate from
12 the preliminary plans and specifications. The
13 final plans and specifications for the project
14 shall constitute the zoning, building,
15 construction, and subdivision standards for that
16 project. For purposes of sections 501-85 and
17 502-17, the executive director of the corporation
18 or the responsible county official may certify
19 maps and plans of lands connected with the
20 project as having complied with applicable laws
21 and ordinances relating to consolidation and



1 subdivision of lands, and the maps and plans
2 shall be accepted for registration or recordation
3 by the land court and registrar; and

4 [~~(4)~~] (5) The land use commission shall approve, approve
5 with modification, or disapprove a boundary change
6 within forty-five days after the corporation has
7 submitted a petition to the commission as provided in
8 section 205-4. If, on the forty-sixth day, the
9 petition is not disapproved, it shall be deemed
10 approved by the commission.

11 (b) For the purposes of this section[~~,"government"]:
12 "Affordable housing" shall have the same meaning as in
13 section 201H-57.~~

14 "Government assistance program" means a housing program
15 qualified by the corporation and administered or operated by the
16 corporation or the United States or any of their political
17 subdivisions, agencies, or instrumentalities, corporate or
18 otherwise."

19 SECTION 2. Section 201H-41, Hawaii Revised Statutes, is
20 amended by amending subsection (c) to read as follows:



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1 "(c) The corporation may accept and approve housing
 2 projects independently initiated by private developers that
 3 fully comply with subsections (a) and (b). The corporation may
 4 review the plans, specifications, districting, and zoning of the
 5 project for the purpose of exempting the project from all
 6 statutes, ordinances, charter provisions, and rules of any
 7 government agency relating to zoning and construction standards
 8 for subdivisions, development, and improvement of land and the
 9 construction, improvement, and sale of dwelling units thereon;
 10 provided that the procedures in section 201H-38(a)(1), (2),
 11 [~~and~~] (3), and (4) have been satisfied."

12 SECTION 3. Statutory material to be repealed is bracketed
 13 and stricken. New statutory material is underscored.

14 SECTION 4. This Act shall take effect upon its approval.

15

INTRODUCED BY: _____




JAN 22 2020



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Report Title:

Affordable Housing; County General Plan; Housing Projects

Description:

Requires that projects under chapter 201H, HRS, in a county having a population of more than 100,000 but less than 1,000,000 be consistent with the county general plan or require that all units of the project shall be affordable housing in perpetuity.

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