

JAN 17 2020

A BILL FOR AN ACT

RELATING TO HOUSING DEVELOPMENT.

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

1 SECTION 1. Section 201H-38, Hawaii Revised Statutes, is
2 amended by amending subsection (a) to read as follows:

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

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

15 (2) The development of the proposed housing project does
16 not contravene any safety standards, tariffs, or rates
17 and fees approved by the public utilities commission



1 for public utilities or of the various boards of water
2 supply authorized under chapter 54; and

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

6 (A) [~~The legislative body shall~~] Shall approve,
7 approve with modification, or disapprove the
8 project by resolution within forty-five days
9 after the corporation has submitted the
10 preliminary plans and specifications for the
11 project to the legislative body. If on the
12 forty-sixth day a project is not disapproved, it
13 shall be deemed approved by the legislative body;
14 and

15 (B) Notwithstanding section 205-3.1(c), shall approve
16 a district boundary amendment for a housing
17 project involving a land area of fifteen acres or
18 less.

19 No action shall be prosecuted or maintained against
20 any county, its officials, or employees on account of
21 actions taken by them in reviewing, approving,



1 modifying, or disapproving the plans and
2 ~~[specifications; and~~
3 ~~(C)]~~ specifications. The final plans and
4 specifications for the project shall be deemed
5 approved by the legislative body if the final plans
6 and specifications do not substantially deviate from
7 the preliminary plans and specifications. The final
8 plans and specifications for the project shall
9 constitute the zoning, building, construction, and
10 subdivision standards for that project. For purposes
11 of sections 501-85 and 502-17, the executive director
12 of the corporation or the responsible county official
13 may certify maps and plans of lands connected with the
14 project as having complied with applicable laws and
15 ordinances relating to consolidation and subdivision
16 of lands, and the maps and plans shall be accepted for
17 registration or recordation by the land court and
18 registrar~~;~~ ~~and~~
19 ~~(4) The land use commission shall approve, approve with~~
20 ~~modification, or disapprove a boundary change within~~
21 ~~forty-five days after the corporation has submitted a~~



1 ~~petition to the commission as provided in section 205-~~
2 ~~4. If, on the forty-sixth day, the petition is not~~
3 ~~disapproved, it shall be deemed approved by the~~
4 ~~commission]."~~


5 SECTION 2. This Act does not affect rights and duties that
6 matured, penalties that were incurred, and proceedings that were
7 begun before its effective date.

8 SECTION 3. Statutory material to be repealed is bracketed
9 and stricken. New statutory material is underscored.

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

11

INTRODUCED BY:



By Request



S.B. NO. 2172

Report Title:

Hawaii State Association of Counties (HSAC) Package; Housing Development; Affordable Housing Land Use District Boundary Amendment

Description:

Provides to each county legislative body the ability to review and approve land use district boundary amendments for affordable housing projects on 15 acres or less.

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

