

JAN 23 2020

A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. The legislature recognizes that Hawaii is
2 experiencing a severe affordable housing crisis with a lack of
3 affordable rental and for-sale units. According to the 2018
4 affordable rental housing report and ten-year plan, Hawaii will
5 need an additional 64,693 housing units by 2025 with nearly
6 seventy per cent of those units for low-income households
7 earning eighty per cent or less of the area median income.

8 In 2016, the legislature established the goal of developing
9 22,500 affordable rental units by the end of 2026. Achieving
10 this goal will require a variety of approaches, including
11 targeted exemptions of requirements that provide little to no
12 benefit to residents. One example is the potential future
13 requirement to provide electric vehicle charging stations or
14 make certain parking stalls ready for the future installation of
15 electric vehicle charging stations.

16 The legislature finds that nationwide, seventy per cent of
17 electric vehicle owners have an income of more than \$100,000 per



1 year, which is an income level that exceeds the requirements of
2 a family of four to qualify for the purchase of most affordable
3 housing units. The legislature believes that since the
4 residents of affordable housing in Hawaii are unlikely to own an
5 electric vehicle, one cost-effective measure to control housing
6 costs is to exempt the construction of affordable housing from
7 future electric vehicle charging station requirements.
8 Affordable housing unit purchasers will be better off with a
9 lower purchase cost than access to an electric vehicle charging
10 station they will probably never use.

11 Accordingly, the purpose of this Act is to exempt Hawaii
12 housing finance and development corporation housing projects
13 from any requirement to construct electric vehicle charging
14 stations or infrastructure for the future construction of
15 electric vehicle charging stations.

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

18 "(a) The corporation may develop on behalf of the State or
19 with an eligible developer, or may assist under a government
20 assistance program in the development of, housing projects that
21 shall be exempt from all statutes, ordinances, charter



1 provisions, and rules of any government agency relating to
2 planning, zoning, construction standards for subdivisions,
3 development and improvement of land, [~~an~~] the construction of
4 dwelling units thereon[+], and the construction of electric
5 vehicle charging stations or related infrastructure thereon;
6 provided that:

7 (1) The corporation finds the housing project is
8 consistent with the purpose and intent of this
9 chapter, and meets minimum requirements of health and
10 safety;

11 (2) The development of the proposed housing project does
12 not contravene any safety standards, tariffs, or rates
13 and fees approved by the public utilities commission
14 for public utilities or of the various boards of water
15 supply authorized under chapter 54;

16 (3) The legislative body of the county in which the
17 housing project is to be situated shall have approved
18 the project with or without modifications:

19 (A) The legislative body shall approve, approve with
20 modification, or disapprove the project by
21 resolution within forty-five days after the



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1 corporation has submitted the preliminary plans
2 and specifications for the project to the
3 legislative body. If on the forty-sixth day a
4 project is not disapproved, it shall be deemed
5 approved by the legislative body;

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

11 (C) The final plans and specifications for the
12 project shall be deemed approved by the
13 legislative body if the final plans and
14 specifications do not substantially deviate from
15 the preliminary plans and specifications. The
16 final plans and specifications for the project
17 shall constitute the zoning, building,
18 construction, and subdivision standards for that
19 project. For purposes of sections 501-85 and
20 502-17, the executive director of the corporation
21 or the responsible county official may certify



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1 maps and plans of lands connected with the
2 project as having complied with applicable laws
3 and ordinances relating to consolidation and
4 subdivision of lands, and the maps and plans
5 shall be accepted for registration or recordation
6 by the land court and registrar; and

7 (4) The land use commission shall approve, approve with
8 modification, or disapprove a boundary change within
9 forty-five days after the corporation has submitted a
10 petition to the commission as provided in section
11 205-4. If, on the forty-sixth day, the petition is
12 not disapproved, it shall be deemed approved by the
13 commission."

14 SECTION 3. Statutory material to be repealed is bracketed
15 and stricken. New statutory material is underscored.

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

17

INTRODUCED BY: *JMMH.OM*
By Request

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Report Title:

HHFDC; Affordable Housing; Electric Vehicle; Charging Station; Infrastructure

Description:

Exempts Hawaii Housing Finance and Development Corporation housing projects from any requirement to construct electric vehicle charging stations or infrastructure for the future construction of electric vehicle charging stations.

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

