

JAN 18 2019

A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. Chapter 46, Hawaii Revised Statutes, is amended
2 by adding a new section to part VII to be appropriately
3 designated and to read as follows:

4 "§46- Housing elements; housing supply plan. (a) Each
5 county shall prepare a housing supply plan, which shall plan for
6 a projected increase in the housing supply to meet housing
7 demands of all income levels in the State. The housing supply
8 plan shall identify and analyze existing and projected housing
9 needs for all income levels to preserve, improve, and develop
10 housing. The housing supply plan shall identify adequate sites
11 for housing, including rental housing.

12 (b) The housing supply plan shall include an assessment of
13 housing needs and an inventory of resources and constraints
14 relevant to the meeting of housing needs, which shall include:

15 (1) An analysis of population and employment trends and
16 documentation of projections and a quantification of



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- 1 the county's existing and projected housing needs for
2 all income levels;
- 3 (2) An analysis and documentation of household
4 characteristics, including level of pay compared to
5 ability to pay, housing characteristics, including
6 overcrowding, and housing stock condition;
- 7 (3) An inventory of land suitable and available for
8 residential development, including vacant sites and
9 sites having realistic and demonstrated potential for
10 redevelopment;
- 11 (4) An analysis of potential and actual governmental
12 constraints upon the maintenance, improvement, or
13 development of housing, including land use controls,
14 building codes, fees, and any county ordinance that
15 directly impacts the cost and supply of housing
16 development, for all income levels and persons with
17 disabilities. The analysis shall demonstrate the
18 county's effort to remove governmental constraints;
- 19 (5) An analysis of potential and actual nongovernmental
20 constraints upon the maintenance, improvement, or
21 development of housing for all income levels,



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1 including the availability of financing, the price of
2 land, and the length of time between receiving
3 approval for a housing development and submittal of an
4 application for building permits. The analysis shall
5 demonstrate the county's effort to remove
6 nongovernmental constraints;

7 (6) An analysis for special housing needs, including
8 housing for the elderly, persons with disabilities,
9 large families, and farmworkers;

10 (7) An analysis of opportunities for energy conservation
11 with respect to housing development, including energy
12 efficiency measures that encompass the building
13 envelope, its heating and cooling systems, and its
14 electrical systems; and

15 (8) An analysis of existing assisted housing developments
16 that are eligible to change from low-income housing
17 uses during the next ten years due to termination of
18 subsidy contracts, mortgage prepayment, or expiration
19 of restrictions on use. The analysis shall:

20 (A) Include a listing of each development by project
21 name and address, the type of governmental



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1 assistance received, and the earliest possible
2 date existing assisted housing developments will
3 change from low-income housing;

4 (B) Include an estimated total cost of producing a
5 new rental housing that is comparable in size and
6 rent levels to replace assisted housing
7 developments changing from low-income housing
8 uses; and

9 (C) Identify public and private nonprofit
10 corporations that have legal and managerial
11 capacity to acquire and manage the assisted
12 housing developments.

13 (c) The housing supply plan shall include the maximum
14 number of housing units by income levels, including low-income,
15 that can be constructed, rehabilitated, and conserved over a
16 five-year time period for each county.

17 (d) The housing supply plan shall identify actions that
18 will be taken to make sites or land available to develop housing
19 for all income categories and include how each county plans to
20 acquire, or what means are necessary to acquire, adequate sites
21 to develop housing for all income levels.



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1 (e) Each county shall include the housing supply plan in
2 the respective county's general plan.

3 (f) For purposes of this section:

4 "Assisted housing development" means multi-family rental
5 housing that receives governmental assistance.

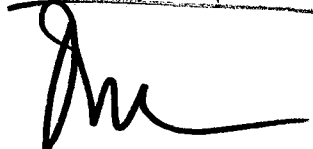
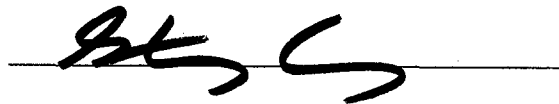
6 "Persons with disabilities" has the same meaning as in
7 section 103D-1001."

8 SECTION 2. New statutory material is underscored.

9 SECTION 3. This Act shall take effect upon its approval.

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INTRODUCED BY:



Clarence Nishihara



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Report Title:

Counties; Housing Supply Plan; Housing Demand

Description:

Requires each county to prepare a housing supply plan to plan for projected increases in the State's housing supply to meet housing demands of the respective county, identify and analyze existing and projected housing needs for all income levels, and identify adequate sites for housing, including rental housing.

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