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# 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



- 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,



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



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.



1        (e) Each county may include the housing supply plan in the  
2 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        "Person with disabilities" has the same meaning as in  
7 section 103D-1001."

8        SECTION 2. There is appropriated out of the general  
9 revenues of the State of Hawaii the sum of \$                    or so much  
10 thereof as may be necessary for fiscal year 2019-2020 and the  
11 same sum or so much thereof as may be necessary for fiscal year  
12 2020-2021 for the city and county of Honolulu to prepare and  
13 execute its housing supply plan.

14        The sums appropriated shall be expended by the city and  
15 county of Honolulu for the purposes of this Act.

16        SECTION 3. There is appropriated out of the general  
17 revenues of the State of Hawaii the sum of \$                    or so much  
18 thereof as may be necessary for fiscal year 2019-2020 and the  
19 same sum or so much thereof as may be necessary for fiscal year  
20 2020-2021 for the county of Maui to prepare and execute its  
21 housing supply plan.



1           The sums appropriated shall be expended by the county of  
2 Maui for the purposes of this Act.

3           SECTION 4. There is appropriated out of the general  
4 revenues of the State of Hawaii the sum of \$                    or so much  
5 thereof as may be necessary for fiscal year 2019-2020 and the  
6 same sum or so much thereof as may be necessary for fiscal year  
7 2020-2021 for the county of Hawaii to prepare and execute its  
8 housing supply plan.

9           The sums appropriated shall be expended by the county of  
10 Hawaii for the purposes of this Act.

11           SECTION 5. There is appropriated out of the general  
12 revenues of the State of Hawaii the sum of \$                    or so much  
13 thereof as may be necessary for fiscal year 2019-2020 and the  
14 same sum or so much thereof as may be necessary for fiscal year  
15 2020-2021 for the county of Kauai to prepare and execute its  
16 housing supply plan.

17           The sums appropriated shall be expended by the county of  
18 Kauai for the purposes of this Act.

19           SECTION 6. New statutory material is underscored.

20           SECTION 7. This Act shall take effect on July 1, 2050.



**Report Title:**

Counties; Housing Supply Plan; Housing Demand; Appropriations

**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. Appropriates funds. Effective 7/1/2050. (SD1)

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

