



GOV. MSG. NO. 1242

EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

June 30, 2021

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Thirty First State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirty First State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

This is to inform you that on June 30, 2021, the following bill was signed into law:

HB1311 HD2 SD2 CD1

RELATING TO AFFORDABLE HOUSING
ACT 140 (21)

Sincerely,

DAVID Y. IGE
Governor, State of Hawai'i

ORIGINAL

Approved by the Governor

on JUN 30 2021

HOUSE OF REPRESENTATIVES
THIRTY-FIRST LEGISLATURE, 2021
STATE OF HAWAII

ACT 140

H.B. NO.

1311
H.D. 2
S.D. 2
C.D. 1

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 finds that there is a severe
2 shortage of affordable rental housing in the county of Maui,
3 particularly in the western part of the island. To address this
4 issue, the legislature passed Act 150, Session Laws of
5 Hawaii 2018 (Act 150), to appropriate funds in support of the
6 Keawe street apartments affordable housing project in Lahaina,
7 Maui. Act 98, Session Laws of Hawaii 2019 (Act 98), amended
8 Act 150 by increasing the appropriation to the rental housing
9 revolving fund from \$30,000,000 to \$37,000,000 to expedite and
10 complete the Leialii affordable housing project by 2022;
11 provided that if the project did not obtain necessary land use
12 entitlements by April 30, 2020, the earmarked funds would be
13 returned to the rental housing revolving fund.

14 On February 7, 2020, the Maui county council granted an
15 exemption to chapter 201H, Hawaii Revised Statutes, relating to
16 the Hawaii housing finance and development corporation, for the
17 project, which satisfied Act 98's land use entitlements



1 requirement. On April 2, 2020, the county of Maui granted final
2 subdivision approval of the project site.

3 The legislature further finds that on September 21, 2020,
4 the state historic preservation division notified the Hawaii
5 housing finance and development corporation that the state
6 historic preservation division would require a new
7 archaeological inventory survey (AIS) for the entire Villages of
8 Leialii master planned community, of which the Keawe street
9 apartments affordable housing project is a part. On
10 September 30, 2020, representatives from the state historic
11 preservation division, department of land and natural resources,
12 and governor's office held a teleconference to discuss whether a
13 resolution could be reached to enable the project to proceed.
14 The result was that the Hawaii housing finance and development
15 corporation must still prepare a new AIS with adequate testing
16 of the Keawe street apartments affordable housing project site
17 and a strategy for addressing prior commitments for the balance
18 of the Villages of Leialii.

19 The legislature finds that because a new AIS must be
20 conducted, the 2022 completion deadline imposed by Act 98 cannot
21 be met.



1 The purpose of this Act is to maintain the viability of the
2 Keawe street apartments affordable housing project by:

- 3 (1) Amending Act 98, Session Laws of Hawaii 2019, to
4 remove the 2022 deadline for the completion of the
5 Leialii affordable housing project; and
6 (2) Clarifying that the developer of the Keawe street
7 apartments affordable housing project shall only be
8 responsible for all associated costs of the
9 archaeological inventory survey for the footprint of
10 the Keawe street apartments affordable housing project
11 and shall not be responsible for the cost of the
12 archaeological inventory survey for the entire
13 Villages of the Leialii master planned community.

14 SECTION 2. Act 98, Session Laws of Hawaii 2019, is amended
15 by amending section 6 to read as follows:

16 "SECTION 6. There is appropriated out of the rental
17 housing revolving fund the sum of \$37,000,000 or so much thereof
18 as may be necessary for fiscal year 2019-2020 to expedite and
19 complete the construction of the [~~Lealii~~] Leialii affordable
20 housing project in Lahaina, Maui[, ~~by 2022; provided that if the~~
21 ~~project does not obtain necessary land use entitlements by~~



1 ~~April 30, 2020, the appropriated funds shall be returned to the~~
2 ~~rental housing revolving fund].~~

3 The sum appropriated shall be expended by the Hawaii
4 housing finance and development corporation for the purposes of
5 this Act."

6 SECTION 3. The Villages of Leialii affordable housing
7 project in Lahaina, Maui, shall comply with the requirements of
8 chapter 6E, Hawaii Revised Statutes, as funding is appropriated
9 for each portion of the Villages of Leialii affordable housing
10 project.

11 SECTION 4. The developer of the Keawe street apartments
12 affordable housing project shall only be responsible for all
13 associated costs of the archaeological inventory survey for the
14 footprint of the Keawe street apartments affordable housing
15 project and shall not be responsible for the cost of the
16 archaeological inventory survey for the entire Villages of
17 Leialii master planned community.

18 SECTION 5. Statutory material to be repealed is bracketed
19 and stricken. New statutory material is underscored.

20 SECTION 6. This Act shall take effect on July 1, 2021.



H.B. NO. 1311
H.D. 2
S.D. 2
C.D. 1

APPROVED this 30 day of JUN, 2021

A handwritten signature in black ink, appearing to read "David Ige". The signature is fluid and cursive, with a large loop at the end.

GOVERNOR OF THE STATE OF HAWAII

HB No. 1311, HD 2, SD 2, CD 1

THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 27, 2021
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-First Legislature of the State of Hawaii, Regular Session of 2021.



Scott K. Saiki
Speaker
House of Representatives

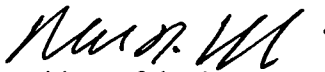


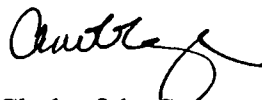
Brian L. Takeshita
Chief Clerk
House of Representatives

THE SENATE OF THE STATE OF HAWAI‘I

Date: April 27, 2021
Honolulu, Hawaii 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate
of the Thirty-First Legislature of the State of Hawai‘i, Regular Session of 2021.


President of the Senate


Clerk of the Senate