

JAN 22 2021

A BILL FOR AN ACT

RELATING TO ZONING.

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

1 SECTION 1. The legislature finds that the State has a
2 housing crisis. 2019 statistics from the U.S. Census Bureau
3 estimate that Hawaii has a population of 974,563 and only
4 354,719 housing units. A 2019 study commissioned by the
5 department of business, economic development, and tourism found
6 that the State will require an additional 50,156 homes by the
7 year 2025, with the city and county of Honolulu requiring 22,168
8 new units, Hawaii county requiring 13,303 new units, Maui county
9 requiring 10,404 new units, and Kauai county requiring 4,281 new
10 housing units. While this forecast projects an acute housing
11 shortage, there has been a lack of measurable progress at the
12 county level to enact policies that will stimulate housing
13 production to meet project demand.

14 The purpose of this Act is to:

15 (1) Establish a Hawaii housing element; and



1 (2) Require each county to adjust their zoning
2 requirements to double the estimated housing need over
3 the next twenty years.

4 SECTION 2. Section 46-4, Hawaii Revised Statutes, is
5 amended by amending subsection (c) to read as follows:

6 "(c) Each county may adopt reasonable standards to allow
7 the construction of two single-family dwelling units on any lot
8 where a residential dwelling unit is permitted[-]; provided that
9 each county, to meet the estimated housing need as established
10 by the State's housing element, shall adopt zoning ordinances
11 for twice the number of housing units needed over the next
12 twenty year period."

13 SECTION 3. Section 226-53, Hawaii Revised Statutes, is
14 amended to read as follows:

15 "**§226-53 Office of planning; duties.** The office shall
16 provide technical assistance in administering this chapter. To
17 further the intent and purpose of this chapter, the office
18 shall:

19 (1) Provide recommendations to the governor and state and
20 county agencies on conflicts between and among this
21 chapter, state functional plans approved by the



governor, county general plans and development plans,
and state programs;

(2) Review and evaluate this chapter and recommend
amendments as needed to the legislature;

(3) Review, as necessary, major plans, programs, projects,
and regulatory activities proposed by state and county
agencies, and provide advisory opinions and reports to
the governor as needed;

(4) Analyze existing state policies, planning and program
operations, laws, rules, and practices relative to
formulation, implementation, and coordination of the
state plan;

(5) Review state capital improvement projects for
consistency with this chapter and as necessary report
findings and recommendations to the governor prior to
allocation of funds;

(6) Conduct strategic planning by identifying and
analyzing significant issues, problems, and
opportunities confronting the State, and formulating
strategies and alternative courses of action in
response to identified problems and opportunities;



- 1 (7) Conduct special studies and prepare reports that
- 2 address major policy issues relating to statewide
- 3 growth and development;
- 4 (8) Cooperate with all public agencies to ensure an
- 5 ongoing, uniform, and reliable base of data and
- 6 projections;
- 7 (9) Assist the legislature in conducting reviews of parts
- 8 I, II, and III as necessary;
- 9 (10) Provide other technical assistance to the governor and
- 10 state and county agencies as needed; ~~and~~
- 11 (11) Prepare a report identifying emerging issues for use
- 12 in the revision of parts I and III, including the
- 13 updating of state functional plans. The report may
- 14 include a scan of conditions and trends in population,
- 15 the economy, and the environment, linking the findings
- 16 of the state scanning project with policy and program
- 17 activities[-]; and
- 18 (12) Prepare a housing element report identifying and
- 19 analyzing existing and projected housing needs and
- 20 adequately providing for the existing and projected



1 needs of all socio-cultural and economic segments of
2 the population. Each housing element shall contain:

3 (A) An assessment of housing needs, including a
4 calculation of the estimated housing units needed
5 every one hundred adults in the State for the
6 next twenty year period, and an inventory of
7 resources and constraints relevant to the meeting
8 of housing needs;

9 (B) A statement of goals, policies, quantified
10 objectives, financial resources, and scheduled
11 programs for the preservation, improvement, and
12 development of housing in the State; and

13 (C) A program that sets forth a schedule of actions,
14 each with a timeline for implementation, that
15 includes the projects that the counties are
16 undertaking or intend to undertake, to implement
17 the policies and achieve the goals and objectives
18 of the housing element.

19 The office may contract with public and private agencies and
20 persons for special research and planning assistance."



1 SECTION 4. This Act does not affect rights and duties that
2 matured, penalties that were incurred, and proceedings that were
3 begun before its effective date.

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

6 SECTION 6. This Act shall take effect upon its approval.

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INTRODUCED BY: _____

A handwritten signature in black ink, appearing to be 'J. S. L.', is written over a horizontal line.

S.B. NO. 746

Report Title:

County Zoning; Increase Estimated Housing Need; Housing Shortage

Description:

Requires the Office of Planning to establish a Hawaii housing element. Requires the counties to zone for twice the estimated housing need over the next twenty years.

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

