

---

# A BILL FOR AN ACT

RELATING TO IMPORTANT HOUSING LANDS.

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

1       SECTION 1. Chapter 171, Hawaii Revised Statutes, is  
2       amended by adding a new section to be appropriately designated  
3       and to read as follows:

4       "§171-     Important housing lands; designation; objectives.

5       (a) All state-owned lands that are located within one mile of  
6       any rail mass transit station, excluding lands under the  
7       jurisdiction of the department of Hawaiian home lands, shall be  
8       designated as important housing lands.

9       (b) Consistent with the findings and declaration of  
10      necessity pursuant to section 171-70, important housing lands  
11      are needed to promote the development of housing priced below  
12      market rates for an eligible resident.

13      (c) The objective for the designation of important housing  
14      lands is to:

15      (1) Identify and plan for the maintenance of a strategic  
16      base of lands to meet housing demand for current and  
17      future generations;



1        (2) Create highly walkable, mixed-use neighborhoods that  
2        minimize car usage and maximize density; and

3        (3) Promote land development and land use planning that  
4        delineates blocks of promising land areas for housing  
5        opportunities.

6        (d) State and county housing policies, tax policies, land  
7        use plans, ordinances, and rules shall promote the long-term  
8        viability of important housing lands and shall be consistent  
9        with and implement the following policies:

10       (1) Promote the retention of important housing lands in  
11       blocks of contiguous, intact, and functional land  
12       units;

13       (2) Direct incompatible uses and activities from important  
14       housing lands to other areas and ensure that uses on  
15       important housing lands are actually for housing and  
16       mixed-use purposes;

17       (3) Provide infrastructure and services on important  
18       housing lands necessary to support housing uses and  
19       activities;



1       (4) Facilitate the long-term dedication of important  
2       housing lands for future housing needs through the use  
3       of incentives;

4       (5) Facilitate the access of low-income individuals to  
5       important housing lands for long-term viable housing  
6       use; and

7       (6) Promote the maintenance of essential housing  
8       infrastructure systems.

9       (e) For purposes of this section, "eligible resident"  
10      means a resident of the State who:

11       (1) Is an occupant of a dwelling unit on important housing  
12       lands; and

13       (2) Owns no other real property."

14      SECTION 2. New statutory material is underscored.

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



**Report Title:**

Important Housing Lands; Automatic Designation; Purpose

**Description:**

Establishes that all state-owned lands located within one mile of any rail mass transit station, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, shall be designated as important housing lands to promote the development of homes priced below market rates for Hawaii residents who are owner-occupants or occupants of rental units and own no other real property. Requires state and county housing policies, tax policies, land use plans, ordinances, and rules to promote the long-term viability of important housing lands consistent with certain policies. (SD1)

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

