

JAN 21 2022

A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that there is currently a
2 statewide housing crisis that is negatively impacting the
3 quality of life of Hawaii's residents. The overall lack of
4 supply of housing at all price points on the islands is causing
5 residents to move out of the State to more affordable markets.
6 It is also contributing to the increased number of homeless
7 individuals and families across the State.

8 There is a need to coordinate and focus the efforts among
9 all government agencies on increasing the supply of housing at
10 all price points, especially at affordable price points for
11 those individuals having a household income at or below one
12 hundred forty per cent of area median income.

13 Presently, a unique opportunity exists to build more
14 housing units on state-owned lands along the rail transit
15 corridor. While these units would not be sold in fee simple,
16 the State may provide ninety-nine-year leasehold condominiums
17 for projects built on state-owned lands.



1 The legislature recognizes that there also exists a need to
2 allow for more construction on private lands throughout the
3 State since the housing crisis cannot be solved solely by
4 development on government lands.

5 The legislature further finds that the existing government
6 structure regarding development of housing at the state and
7 county levels, which was developed at the time of statehood, is
8 cumbersome and not proactive in addressing the existing housing
9 problems. Further, the dual level land entitlement and land
10 zoning system in Hawaii is reactive, not proactive, in
11 addressing the need for more housing.

12 The legislature finds that in order to appropriately
13 respond to the statewide need for more housing at all price
14 points, there needs to be a centralized authority in government
15 that can coordinate the government's resources to respond to the
16 housing shortage. Accordingly, the purpose of this Act is to
17 establish the state housing coordinator position to be placed
18 within the Hawaii housing and finance development corporation
19 for administrative purposes.



SECTION 2. Chapter 201H, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"§201H- Housing coordinator; appointment; duties. (a)

The governor shall appoint, and may remove, a housing coordinator who shall be:

(1) Attached to the Hawaii housing finance and development corporation for administrative purposes;

(2) Exempt from chapter 76; and

(3) Responsible for organizing and maintaining a housing opportunity working group that shall:

(A) Comprise representatives of state agencies identified by the housing coordinator as having jurisdiction over matters related to housing development;

(B) Discuss and make recommendations for coordination of state resources to maximize efficiency relating to housing development;

(C) Meet as often as the housing coordinator recommends; provided that the housing opportunity



1 working group shall meet no less than once each
2 month; and

3 (D) Submit an annual report to the governor and
4 legislature of the housing opportunity working
5 group's efforts and progress, no later than
6 twenty days prior to the convening of each
7 regular session.

8 (b) The housing coordinator shall develop, advocate for,
9 and implement policies to address the State's housing shortage
10 by:

11 (1) Analyzing solutions and programs to address the
12 State's need for housing that is affordable for all
13 economic segments of the State, including programs or
14 proposals regarding:

15 (A) Financing, acquisition, rehabilitation,
16 preservation, conversion, or construction of
17 housing;

18 (B) Use of publicly owned lands and buildings as
19 sites for affordable housing;



1 (C) Identification of state and local regulatory
2 barriers to the development and placement of
3 housing;

4 (D) Stimulation of cooperation among public entities
5 and the private sector in the development of
6 housing;

7 (E) Equitable geographic distribution of housing for
8 all economic segments;

9 (F) Examination and adaptation of successful housing
10 policies from jurisdictions both nationally and
11 internationally;

12 (G) Unique circumstances for special needs
13 populations;

14 (H) Provision of infrastructure for existing and
15 future housing needs;

16 (I) Preservation and enhancement of the character of
17 the State's unique cultures and communities;

18 (J) Correction of distortions in the housing market;

19 (K) Prevention of the erosion of housing stock,
20 including erosion caused by speculation,



1 transient accommodations, or short-term vacation

2 rentals; and

3 (L) Diversity of communities across the State;

4 (2) Considering homeownership and rental housing as viable
5 options for the provision of housing;

6 (3) Considering various types of residential construction
7 and innovation housing options, including manufactured
8 housing;

9 (4) Reviewing, evaluating, and making recommendations
10 regarding existing and proposed housing programs and
11 initiatives, including tax policies, land use
12 policies, and financing programs;

13 (5) Incorporating feedback and concerns from all
14 stakeholders in the State's housing crisis;

15 (6) Attracting and retaining future residents and
16 industries through the provision of abundant and
17 affordable housing;

18 (7) Engaging and educating the public on housing policies
19 and programs;



1 (8) Facilitating the housing development process by
2 serving as a guide for housing developers through all
3 parts of the housing development process;

4 (9) Encouraging state and county housing agencies to
5 explore the potential or expanded use of both
6 development and hold mechanisms, including community
7 land trusts, land banks, and ground leases, to
8 preserve public lands for affordable housing under
9 long term leases or in perpetuity;

10 (10) Gathering and collecting information regarding any
11 existing challenges of developing more housing in
12 Hawaii; and

13 (11) Collaborating with various state and county agencies
14 involved in various aspects of housing development,
15 including infrastructure, and developing strategies,
16 whether project-specific, regional, or statewide, that
17 will promote an increase in the supply of housing at
18 all price points.

19 (c) The housing coordinator shall be a member of the state
20 employees' retirement system and shall be included under the
21 operations of the federal social security program or any other



1 state or federal employee benefit program generally applicable
2 to officers and employees of the State."

3 SECTION 3. There is appropriated out of the general
4 revenues of the State of Hawaii the sum of \$ or so
5 much thereof as may be necessary for fiscal year 2022-2023 to
6 establish one permanent full-time equivalent (1.0 FTE) housing
7 coordinator position that is administratively attached to the
8 Hawaii housing finance and development corporation.

9 The sum appropriated shall be expended by the Hawaii
10 housing finance and development corporation for the purposes of
11 this Act.

12 SECTION 4. New statutory material is underscored.

13 SECTION 5. This Act shall take effect on July 1, 2022.

14

INTRODUCED BY: 



S.B. NO. 2503

Report Title:

Hawaii Housing Finance and Development Corporation; State Housing Coordinator; Affordable Housing; Housing Opportunity Working Group; Appropriation

Description:

Creates the position of the state housing coordinator. Requires the coordinator to organize and maintain a housing opportunity working group. Appropriates funds.

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