

JAN 19 2024

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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 127A, Hawaii Revised Statutes, is  
2 amended by adding a new section to be appropriately designated  
3 and to read as follows:

4           "§127A- States of emergency relating to housing or  
5 affordable housing; restriction on luxury housing units. (a)

6 If a state of emergency relating to a shortage of housing units  
7 or affordable housing units is declared, an emergency  
8 proclamation issued pursuant to this chapter shall not be used  
9 to facilitate or expedite a housing or infrastructure project  
10 that includes:

11           (1) Any construction, development, redevelopment, or  
12           adaptive reuse that results in a new luxury housing  
13           unit; or

14           (2) The conversion of an existing residential unit to a  
15           luxury housing unit.

16           (b) For purposes of this section, "luxury housing unit"  
17 means a housing unit, whether offered for sale or rent, that is



1 not affordable to a household earning \_\_\_\_\_ per cent of the  
2 applicable area median income as determined by the United States  
3 Department of Housing and Urban Development.

4 (c) If any part of this section conflicts with or is  
5 inconsistent with any other law or emergency proclamation, this  
6 section shall control."

7 SECTION 2. This Act shall apply to any housing or  
8 infrastructure project developed pursuant to emergency  
9 proclamations issued by the governor and related to housing or  
10 affordable housing on July 17, 2023; September 15, 2023; or  
11 October 24, 2023; or any subsequent emergency proclamation  
12 issued by the governor relating to housing or affordable  
13 housing.

14 SECTION 3. New statutory material is underscored.

15 SECTION 4. This Act shall take effect upon its approval.

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INTRODUCED BY:  \_\_\_\_\_



# S.B. NO. 2626

**Report Title:**

Affordable Housing; Emergency Proclamation; Ineligibility of  
Luxury Housing

**Description:**

Provides that a project may not proceed under an emergency proclamation relating to housing or affordable housing if that project includes any construction, development, redevelopment, or adaptive reuse that results in a new luxury housing unit or the conversion of an existing residential unit to a luxury housing unit.

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