
A BILL FOR AN ACT

RELATING TO HOUSING PREFERENCE.

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

1 SECTION 1. The legislature finds that there is a shortage
2 of affordable housing in Hawaii. Further, many workers face
3 difficulty commuting to and from work. Long commutes strain
4 transportation infrastructure and exacerbate global warming by
5 increasing the emissions of greenhouse gases from vehicles.
6 Long commute times also impair worker productivity and personal
7 wellbeing, as well as harm the overall economic productivity of
8 the State.

9 Allowing people to live closer to where they work will help
10 preserve infrastructure, reduce greenhouse gas emissions,
11 improve workers' mental health, and help businesses by reducing
12 commute times.

13 The legislature also finds that housing development may
14 displace or adversely affect people who live in the immediate
15 vicinity of the projects, and that measures should be taken to
16 reduce these effects. Further, people often have strong ties to



1 their communities including schools, social networks, and
2 commercial establishments.

3 Prioritizing affordable housing projects that grant
4 preferences for applicants who live or work in the immediate
5 vicinity of the projects will help alleviate the shortage of
6 workforce housing, reduce traffic and emissions of greenhouse
7 gases, mitigate adverse impacts from new development, and build
8 stronger communities.

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

12 "§201H- Geographic preferences. In developing projects
13 under this chapter, the corporation may allow projects to grant
14 preferences to housing units for applicants whose primary
15 physical residence or place of employment is located within five
16 miles of the project. The corporation may adopt rules under
17 chapter 91 to implement this section."

18 SECTION 3. New statutory material is underscored.

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

20
INTRODUCED BY:

ZNC

JAN 23 2025



H.B. NO. 1411

Report Title:

Affordable Housing; HHFDC; Geographic Preferences

Description:

Allows the Hawaii Housing Finance and Development Corporation to allow projects to grant preferences in the sale or lease of housing units to applicants who live or work within 5 miles of the project.

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