

JAN 21 2011

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# A BILL FOR AN ACT

RELATING TO KAKAAKO.

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

1           SECTION 1. The legislature finds that there is an  
2 increasing concentration of density in the downtown and Kakaako  
3 center on the island of Oahu. In Act 153, Session Laws of  
4 Hawaii 1976, the legislature created the Hawaii community  
5 development authority as the authority in charge of the planning  
6 and development of Kakaako, one of the main centers of urban  
7 living in Honolulu. This was due to its central location and  
8 largely unplanned and underutilized condition at the time.

9           The State realizes the importance of Kakaako due to its  
10 location and has invested millions of dollars in clean-up and  
11 the building of infrastructure. The legislature finds that the  
12 State needs to partner with the landowners in the area to  
13 develop this community in accordance with the development  
14 guidance policies. Moreover, the scarcity of landowners in  
15 Kakaako makes it imperative that planning incentives continue.  
16 Their continuance is essential to developing Kakaako in  
17 accordance with the development guidance policies pursuant to  
18 section 206E-33, Hawaii Revised Statutes.



1 The purpose of this Act is to encourage the development of  
2 affordable residential housing units while preserving current  
3 uses through the use of various incentives.

4 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is  
5 amended by adding a new section to part II to be appropriately  
6 designated and to read as follows:

7 "§206E- Reserved housing requirement for Kakaako mauka  
8 area. (a) The countable floor area of a development on a  
9 development lot within the Kakaako mauka area shall be developed  
10 and made available for reserved housing units according to the  
11 following table:

Land Area (square feet)	Residential Development (%)	Commercial Development (%)
0-19,999	0	0
20,000-79,999	20	10
80,000 or more	30	20

12  
13 provided that if a developer receives and elects to take a  
14 transit-oriented development density bonus, then for residential  
15 developments, ten per cent of the reserved housing requirement  
16 shall be added to the reserved housing requirement to be  
17 developed; provided further that after five years from the



1 effective date of this Act, each residential and commercial  
2 development percentage requirement shall be increased by five  
3 per cent unless the legislature determines there is adequate  
4 reserved housing in Kakaako at that time. A project that has a  
5 building permit and obtains its certificate of occupancy prior  
6 to seven years after the effective date of this Act shall use  
7 the percentage as of the effective date of this Act.

8 The developer of the development shall divide the floor  
9 area required for reserved housing into and construct the  
10 number, types, and sizes of reserved housing units set by the  
11 authority. The authority shall establish sale prices or rents  
12 to be charged that are affordable to qualified individuals or  
13 families intended to be served by the reserved housing units.  
14 The authority shall also set the number of parking stalls to be  
15 assigned to the reserved housing units.

16 (b) For development lots that are eighty thousand square  
17 feet or more in size, the following flexibility options shall be  
18 applicable to allow a developer to offset the reserved housing  
19 requirements under subsection (a):

20 (1) Notwithstanding any law to the contrary, up to thirty  
21 per cent of the reserved housing units required may be  
22 developed outside of the district provided that:



- 1           (A) One-half of one reserved housing units required  
2           under this section shall be offset for each  
3           eligible unit of an equivalent square footage  
4           constructed outside of the district; provided  
5           that up to an additional one-half of one reserved  
6           housing units required under this section may be  
7           offset for each eligible unit of a greater square  
8           footage constructed outside of the district, as  
9           determined by rule;
  
- 10          (B) Three-fourths of one reserved housing units  
11          required under this section shall be offset for  
12          each eligible unit constructed outside of the  
13          district if the developer is a recipient of a  
14          transit-oriented development density bonus;
  
- 15          (2) An additional reserved housing requirement credit  
16          offset of one-half of one reserved housing requirement  
17          credit shall apply if a unit remains an affordable  
18          rental for twenty years; and
  
- 19          (3) If a developer transfers land to the authority, then  
20          in lieu of satisfying all or a portion of the reserved  
21          housing unit requirements under this section, the  
22          developer shall receive one-half of one reserved



1           housing requirement credit for each reserved housing  
2           unit developed by the authority.

3           (c) Notwithstanding any law to the contrary, the for-sale  
4           reserved housing units shall remain reserved housing units for a  
5           period of ten years from the date of the original sale of the  
6           reserved housing unit. The authority shall set the types and  
7           sizes of the reserved housing units and establish sale prices or  
8           rents to be charged that are affordable to qualified individuals  
9           or families intended to be served by the reserved housing units.  
10          The authority also shall set the number of parking stalls to be  
11          assigned to the reserved housing units. The authority shall not  
12          allow a developer to make a cash payment to the authority in  
13          lieu of developing and making available the reserved housing  
14          floor area or units required under this section; provided that  
15          the authority may adopt rules providing for a contribution, in  
16          lieu of the provision of reserved housing units, of a fee simple  
17          assignment of real property within the Kakaako mauka area.

18          (d) Subject to the rules of the authority, reserved  
19          housing units shall be built and made available for occupancy  
20          prior to or concurrently with the development of the development  
21          lot that required the provision of the reserved housings units.  
22          The authority shall prohibit the issuance of any certificate of



1 occupancy for any of the other uses before the issuance of the  
2 certificate of occupancy for all the required reserved housing  
3 floor area or units.

4 (e) Any project that provides more reserved housing units  
5 than required under this section may transfer excess reserved  
6 housing credits to another project in the Kakaako community  
7 development district toward satisfaction of the reserved housing  
8 units requirement of that project as follows:

9 (1) \$60,000 for a studio with one bathroom of at least  
10 four hundred square feet;

11 (2) \$75,000 for a one bedroom with one bathroom of at  
12 least five hundred square feet;

13 (3) \$105,000 for a two bedroom with one bathroom of at  
14 least seven hundred square feet;

15 (4) \$112,500 for a two bedroom with one and a half  
16 bathroom of at least seven hundred fifty square feet;

17 (5) \$120,000 for a two bedroom with two bathrooms of at  
18 least eight hundred square feet;

19 (6) \$135,000 for a three bedroom with two bathrooms of at  
20 least nine hundred square feet; and

21 (7) \$150,000 for a four bedroom with two bathrooms of at  
22 least one thousand square feet.



1       The authority shall annually review the amount and price  
2 for the transfer of the excess reserved housing credits and is  
3 authorized to increase the amount as deemed necessary; provided  
4 that the authority shall consider adjustments in construction  
5 costs and changes based on government subsidies received. The  
6 terms of the reserved housing credits transfer shall be approved  
7 by the authority.

8       (f) For the purposes of this section:

9       "Base zone" means the use, lot area, building area, height,  
10 density, bulk, yard, setback, open space, on-site parking and  
11 loading, and other zoning standards or other restrictions  
12 imposed upon a development on a particular lot.

13       "Community service use" means any of the following uses:

- 14       (1) Nursing or convalescent home, nursing facility,  
15       assisted living administration, or ancillary assisted  
16       living amenities for the elderly or persons with  
17       disabilities;
- 18       (2) Child care, day care, or senior citizen center;
- 19       (3) Nursery school or kindergarten;
- 20       (4) Church;
- 21       (5) Charitable institution or nonprofit organization;
- 22       (6) Public use;



1        (7) Public utility; or

2        (8) Consulate.

3        "Countable floor area" of a development means the total  
4 floor area of every building on the development lot of a  
5 development, except the floor area developed for the following:

6        (1) Industrial use;

7        (2) Community service use; or

8        (3) Special facility use;

9 provided that the term "industrial use" shall be defined by  
10 rules adopted by the Hawaii community development authority  
11 applicable to the Kakaako community development district as of  
12 the effective date of this Act.

13        "Development" means the construction of a new building or  
14 other structure on a development lot, the relocation of an  
15 existing building on another development lot, the use of a tract  
16 of land for a new use, or the enlargement of an existing  
17 building or use.

18        "Development lot" means any lot or a combination of lots  
19 developed as a development.

20        "Floor area":

21        (1) Means the total area of the several floors of a  
22 building, including basement but not unroofed areas,





1 measured from the exterior faces of the exterior walls  
2 or from the center line of party walls separating  
3 portions of a building. The floor area of a building  
4 or portion thereof not provided with surrounding  
5 exterior walls shall be the usable area under the  
6 horizontal projection of the roof or floor above,  
7 excluding elevator shafts, corridors, and stairways;  
8 and

9 (2) Shall not include the area for parking facilities and  
10 loading spaces, driveways, access ways, lanai or  
11 balconies of dwelling or lodging units that do not  
12 exceed fifteen per cent of the total floor area of the  
13 units to which they are appurtenant, attic areas with  
14 head room less than seven feet, covered rooftop areas,  
15 and rooftop machinery equipment and elevator housings  
16 on the top of buildings.

17 "Kakaako mauka area" means that portion of the Kakaako  
18 community development district, established by section 206E-32,  
19 that is bound by King street, Piikoi street from its  
20 intersection with King street to Ala Moana boulevard, Ala Moana  
21 boulevard, exclusive, from Piikoi street to its intersection



1 with Punchbowl street, and Punchbowl street to its intersection  
2 with King street.

3 "Lot" means a duly recorded parcel of land that can be  
4 used, developed, or built upon as a unit.

5 "Median income" means the median annual income, adjusted  
6 for family size, for households in the city and county of  
7 Honolulu as most recently established by the United States  
8 Department of Housing and Urban Development for the section 8  
9 housing assistance payment program.

10 "Reserved housing requirement credit" means a credit to be  
11 applied to a development's reserved housing requirement that may  
12 be transferred to another development as provided in this  
13 section, as expressed in a monetary figure. The formula that  
14 converts the dollar value of a reserved housing requirement  
15 credit into a corresponding reserved housing unit for purposes  
16 of meeting the reserved housing requirements under this section  
17 shall be pursuant to rule adopted by the authority.

18 "Reserved housing unit":

19 (1) Means a multi-family dwelling unit that is developed  
20 for:

21 (A) Purchase by a family that:



- 1                    (i) Has an income of not more than one hundred
- 2                    forty per cent of the median income; and
- 3                    (ii) Complies with other eligibility requirements
- 4                    established by statute or rule; or
- 5                    (B) Rent to a family that:
  - 6                    (i) Has an income of not more than one hundred
  - 7                    per cent of the median income; and
  - 8                    (ii) Complies with other eligibility requirements
  - 9                    established by statute or rule; and
- 10                   (2) Shall be one of the following types of dwelling units:
  - 11                   (A) Studio with one bathroom;
  - 12                   (B) One bedroom with one bathroom;
  - 13                   (C) Two bedrooms with one bathroom;
  - 14                   (D) Two bedrooms with one and one-half bathrooms;
  - 15                   (E) Two bedrooms with two bathrooms;
  - 16                   (F) Three bedrooms with one and one-half bathrooms;
  - 17                   (G) Three bedrooms with two bathrooms; and
  - 18                   (H) Four bedrooms with two bathrooms.

19                   "Special facility use" means a use in a "special facility"  
 20 as defined under section 206E-181."

21                   SECTION 3. Section 206E-4, Hawaii Revised Statutes, is  
 22 amended to read as follows:



- 1           "§206E-4 Powers; generally. Except as otherwise limited  
2 by this chapter, the authority may:
- 3           (1) Sue and be sued;
  - 4           (2) Have a seal and alter the same at pleasure;
  - 5           (3) Make and execute contracts and all other instruments  
6           necessary or convenient for the exercise of its powers  
7           and functions under this chapter;
  - 8           (4) Make and alter bylaws for its organization and  
9           internal management;
  - 10          (5) Make rules with respect to its projects, operations,  
11          properties, and facilities, which rules shall be in  
12          conformance with chapter 91;
  - 13          (6) Through its executive director appoint officers,  
14          agents, and employees, prescribe their duties and  
15          qualifications, and fix their salaries, without regard  
16          to chapter 76;
  - 17          (7) Prepare or cause to be prepared a community  
18          development plan for all designated community  
19          development districts;
  - 20          (8) Acquire, reacquire, or contract to acquire or  
21          reacquire by grant or purchase real, personal, or  
22          mixed property or any interest therein; to own, hold,



1 clear, improve, and rehabilitate, and to sell, assign,  
2 exchange, transfer, convey, lease, or otherwise  
3 dispose of or encumber the same;

4 (9) Acquire or reacquire by condemnation real, personal,  
5 or mixed property or any interest therein for public  
6 facilities, including [~~but not limited to~~] streets,  
7 sidewalks, parks, schools, and other public  
8 improvements;

9 (10) By itself, or in partnership with qualified persons,  
10 acquire, reacquire, construct, reconstruct,  
11 rehabilitate, improve, alter, or repair or provide for  
12 the construction, reconstruction, improvement,  
13 alteration, or repair of any project; own, hold, sell,  
14 assign, transfer, convey, exchange, lease, or  
15 otherwise dispose of or encumber any project, and in  
16 the case of the sale of any project, accept a purchase  
17 money mortgage in connection therewith; and repurchase  
18 or otherwise acquire any project [~~which~~] that the  
19 authority has [~~theretofore~~] sold or otherwise  
20 conveyed, transferred, or disposed of;

21 (11) Arrange or contract for the planning, replanning,  
22 opening, grading, or closing of streets, roads,



- 1           roadways, alleys, or other places, or for the  
2           furnishing of facilities or for the acquisition of  
3           property or property rights or for the furnishing of  
4           property or services in connection with a project;
- 5       (12) Grant options to purchase any project or to renew any  
6           lease entered into by it in connection with any of its  
7           projects, on such terms and conditions as it deems  
8           advisable;
- 9       (13) Prepare or cause to be prepared plans, specifications,  
10           designs, and estimates of costs for the construction,  
11           reconstruction, rehabilitation, improvement,  
12           alteration, or repair of any project, and from time to  
13           time to modify [~~such~~] the plans, specifications,  
14           designs, or estimates;
- 15       (14) Provide advisory, consultative, training, and  
16           educational services, technical assistance, and advice  
17           to any person, partnership, or corporation, either  
18           public or private, to carry out the purposes of this  
19           chapter, and engage the services of consultants on a  
20           contractual basis for rendering professional and  
21           technical assistance and advice;



- 1       (15) Procure insurance against any loss in connection with
- 2             its property and other assets and operations in [such]
- 3             amounts and from [such] insurers as it deems
- 4             desirable;
- 5       (16) Contract for and accept gifts or grants in any form
- 6             from any public agency or from any other source;
- 7       (17) Do any and all things necessary to carry out its
- 8             purposes and exercise the powers given and granted in
- 9             this chapter; and
- 10       (18) Allow satisfaction of any affordable housing
- 11             requirements imposed by law or the authority upon any
- 12             proposed development project through the construction
- 13             of reserved housing[7] units, as defined in section
- 14             ~~[206E-101,]~~ 206E- , by a person on land located
- 15             outside the ~~[geographic boundaries of the authority's~~
- 16             ~~jurisdiction; provided that the authority shall not~~
- 17             ~~permit any person to make cash payments in lieu of~~
- 18             ~~providing reserved housing, except to account for any~~
- 19             ~~fractional unit that results after calculating the~~
- 20             ~~percentage requirement against residential floor space~~
- 21             ~~or total number of units developed. The substituted~~
- 22             ~~housing shall be located on the same island as the~~



1 ~~development project and shall be substantially equal~~  
2 ~~in value to the required reserved housing units that~~  
3 ~~were to be developed on site. The authority shall~~  
4 ~~establish the following priority in the development of~~  
5 ~~reserved housing:~~

6 ~~(A) Within the] development lot of the proposed~~  
7 ~~development project, but within the same~~  
8 ~~community development district;~~

9 ~~[(B) Within areas immediately surrounding the~~  
10 ~~community development district;~~

11 ~~(C) Areas within the central urban core;~~

12 ~~(D) In outlying areas within the same island as the~~  
13 ~~development project.] provided that the~~  
14 ~~prohibitions of section 206E-31.5(2) shall apply.~~

15 The Hawaii community development authority shall  
16 adopt rules relating to the approval of reserved  
17 housing [~~that are~~] units to be developed outside [~~of a~~  
18 ~~community development district. The rules shall~~  
19 ~~include, but are not limited to, the establishment of~~  
20 ~~guidelines to ensure compliance with the above~~  
21 ~~priorities.] the development lot of a proposed~~  
22 ~~development project, but within the same community~~





1           development district, in accordance with this  
2           paragraph."

3           SECTION 4. Section 206E-15, Hawaii Revised Statutes, is  
4 amended to read as follows:

5           "**§206E-15 Residential projects; cooperative agreements.**

6    ~~[(a)]~~ If the authority deems it desirable to develop a  
7 residential project, it may enter into an agreement with  
8 qualified persons to construct, maintain, operate, or otherwise  
9 dispose of the residential project. Sale, lease, or rental of  
10 dwelling units in the project shall be as provided by the rules  
11 established by the authority. The authority may enter into  
12 cooperative agreements with the Hawaii housing finance and  
13 development corporation for the financing, development,  
14 construction, sale, lease, or rental of dwelling units and  
15 projects.

16           ~~[(b) The authority may transfer the housing fees collected~~  
17 ~~from private residential developments for the provision of~~  
18 ~~housing for residents of low or moderate income to the Hawaii~~  
19 ~~housing finance and development corporation for the financing,~~  
20 ~~development, construction, sale, lease, or rental of such~~  
21 ~~housing within or without the community development districts.~~  
22 ~~The fees shall be used only for projects owned by the State or~~



1 ~~owned or developed by a qualified nonprofit organization. For~~  
2 ~~the purposes of this section, "nonprofit organization" means a~~  
3 ~~corporation, association, or other duly chartered organization~~  
4 ~~registered with the State, which organization has received~~  
5 ~~charitable status under the Internal Revenue Code of 1986, as~~  
6 ~~amended.] "~~

7 SECTION 5. Section 206E-33, Hawaii Revised Statutes, is  
8 amended to read as follows:

9 **"§206E-33 Kakaako community development district;**  
10 **development guidance policies.** The following shall be the  
11 development guidance policies generally governing the  
12 authority's action in the Kakaako community development  
13 district:

14 (1) Development shall result in a community ~~which~~ that  
15 permits an appropriate land mixture of residential,  
16 commercial, industrial, and other uses. In view of  
17 the innovative nature of the mixed use approach, urban  
18 design policies should be established to provide  
19 guidelines for the public and private sectors in the  
20 proper development of this district; while the  
21 authority's development responsibilities apply only to  
22 the area within the district, the authority may engage



1 in any studies or coordinative activities permitted in  
2 this chapter [~~which~~] that affect areas lying outside  
3 the district, where the authority in its discretion  
4 decides that those activities are necessary to  
5 implement the intent of this chapter. The studies or  
6 coordinative activities shall be limited to facility  
7 systems, resident and industrial relocation, and other  
8 activities with the counties and appropriate state  
9 agencies. The authority may engage in construction  
10 activities outside of the district; provided that  
11 [~~such~~] the construction relates to infrastructure  
12 development or residential or business relocation  
13 activities; provided further, notwithstanding section  
14 206E-7, that [~~such~~] the construction shall comply with  
15 the general plan, development plan, ordinances, and  
16 rules of the county in which the district is located;

17 (2) Existing and future industrial uses shall be permitted  
18 and encouraged in appropriate locations within the  
19 district. No plan or implementation strategy shall  
20 prevent continued activity or redevelopment of  
21 industrial and commercial uses [~~which~~] that meet  
22 reasonable performance standards;



1 (3) Activities shall be located [~~se-as~~] to provide primary  
2 reliance on public transportation and pedestrian  
3 facilities for internal circulation within the  
4 district or designated subareas;

5 (4) Major view planes, view corridors, and other  
6 environmental elements, such as natural light and  
7 prevailing winds, shall be preserved through necessary  
8 regulation and design review;

9 (5) Redevelopment of the district shall be compatible with  
10 plans and special districts established for the Hawaii  
11 Capital District, and other areas surrounding the  
12 Kakaako district;

13 (6) Historic sites and culturally significant facilities,  
14 settings, or locations shall be preserved;

15 (7) Land use activities within the district, where  
16 compatible, shall to the greatest possible extent be  
17 mixed horizontally, that is, within blocks or other  
18 land areas, and vertically, as integral units of  
19 multi-purpose structures;

20 (8) Residential development may require a mixture of  
21 densities, building types, and configurations in  
22 accordance with appropriate urban design guidelines [7]



1           and the integration, both vertically and horizontally,  
2           of residents of varying incomes, ages, and family  
3           groups; [~~and an increased supply of housing for~~  
4           ~~residents of low or moderate income may be required~~  
5           ~~as a condition of redevelopment in residential use.]~~  
6           provided that the reserved housing requirements of  
7           section 206E-           shall be imposed upon a development  
8           when applicable. Residential development shall  
9           provide necessary community facilities, such as open  
10          space, parks, community meeting places, child care  
11          centers, parking stalls consistent with county  
12          requirements, and other services, within and adjacent  
13          to residential development; and

- 14          (9) Public facilities within the district shall be  
15          planned, located, and developed [~~se~~as] to support the  
16          redevelopment policies for the district established by  
17          this chapter and plans and rules adopted pursuant to  
18          it."

19          SECTION 6. Section 206E-101, Hawaii Revised Statutes, is  
20          amended by amending the definition of "reserved housing" to read  
21          as follows:



1            "Reserved housing" means [~~housing designated for residents~~  
2 ~~in the low or moderate income ranges who meet such~~] a reserved  
3 housing unit, as defined under section 206E- , developed and  
4 made available for purchase by a family that has a household  
5 income of not more than one hundred forty per cent of the area  
6 median income and that meets other eligibility requirements as  
7 the authority may adopt by rule."

8            SECTION 7. The Hawaii community development authority  
9 shall adopt new or amend existing rules to implement this Act  
10 without regard to the public notice and public hearing  
11 requirements of section 91-3, Hawaii Revised Statutes, or the  
12 small business impact review requirements of chapter 201M,  
13 Hawaii Revised Statutes. The authority shall adopt the rules  
14 before January 1, 2012. Any subsequent amendment of the rules  
15 adopted pursuant to this section shall be subject to all  
16 applicable provisions of chapters 91 and 201M, Hawaii Revised  
17 Statutes.

18            SECTION 8. (a) From the effective date of this Act until  
19 the effective date of the new or amended rules adopted pursuant  
20 to section 7 of this Act, the Hawaii community development  
21 authority shall not accept any planned development permit or  
22 base zone development permit application for a development on a



1 development lot that is twenty thousand square feet or greater  
2 in area.

3 (b) From the effective date of this Act, the Hawaii  
4 community development authority may accept any planned  
5 development permit or base zone development permit application  
6 for a development on a development lot that is less than twenty  
7 thousand square feet in area. The application for the  
8 development shall be subject to the law and rules in effect on  
9 the date of the permit application.

10 SECTION 9. Any planned development permit or base zone  
11 permit application for any development that is pending on the  
12 effective date of this Act shall not be subject to this Act or  
13 rules adopted pursuant to section 7 of this Act. The  
14 development shall be subject to the laws and rules in effect on  
15 the date of the permit application.

16 SECTION 10. From the effective date of this Act until the  
17 effective date of the new or amended rules adopted pursuant to  
18 section 7, the Hawaii community development authority shall  
19 prohibit the developer of a lot greater than twenty thousand  
20 square feet in area in the Kakaako mauka area from submitting:

21 (1) A building permit application for the development to  
22 the city and county of Honolulu; or



1           (2) A subdivision application to subdivide or consolidate  
2                   and subdivide any lot or lots that are twenty thousand  
3                   square feet or greater in area.

4           SECTION 11. (a) Twenty days prior to the convening of the  
5 regular session of 2016, the Hawaii community development  
6 authority shall submit a report to the legislature, including  
7 any proposed legislation, on the status of its reserved housing  
8 program in the Kakaako community development district.

9           (b) The report shall set forth:

10          (1) The total number of reserved housing units contained  
11               in the Kakaako community development district at the  
12               time of the report, broken down with regard to:

13               (A) Size and type of unit;

14               (B) Age group of occupants of the units; and

15               (C) Whether the units were sold or rented;

16          (2) The number of reserved housing units that were  
17               provided or are under construction at the time of the  
18               report as a result of the requirements of this Act;

19          (3) A recommendation whether the reserved housing  
20               requirements contained in this Act should be reduced,  
21               remain unchanged, or increased; and





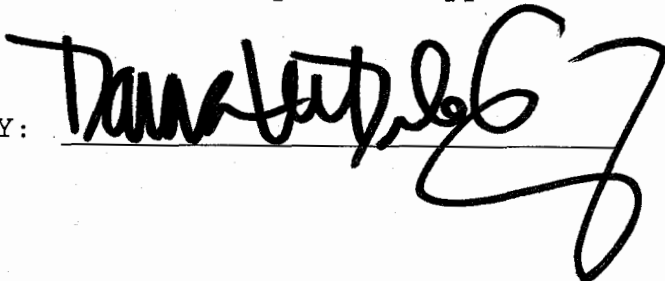
1           (4) Any other information that it deems relevant to its  
2                   reserved housing program in the Kakaako community  
3                   development district.

4           SECTION 12. This Act shall apply to the unbuilt portion of  
5 a major development within the area of approval of an approved  
6 master plan that was pending on the effective date of this Act;  
7 provided that the developer shall have five years from the  
8 effective date of this Act to obtain all necessary permits,  
9 complete any required grading and infrastructure improvements  
10 for the major development, and commence construction of the  
11 unbuilt portion of the major development before this Act shall  
12 apply.

13           SECTION 13. Statutory material to be repealed is bracketed  
14 and stricken. New statutory material is underscored.

15           SECTION 14. This Act shall take effect upon its approval.

16

INTRODUCED BY: 



**Report Title:**

Kakaako Community Development District, Mauka Area; Housing

**Description:**

Increases the reserved housing requirement for a development in the Kakaako community development district, mauka area.

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

