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# A BILL FOR AN ACT

RELATING TO ALTERNATIVE HOUSING.

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

1           SECTION 1. The legislature finds that the lack of  
2 affordable housing and rentals have forced some residents to  
3 live or sleep on sidewalks or in cars, business entrances,  
4 underpasses, and other public and private locations not meant  
5 for habitation.

6           The legislature further finds that H.C.R. No. 202, H.D. 1,  
7 S.D. 1, regular session of 2006, directed the housing and  
8 community development corporation of Hawaii to study the  
9 potential of mobile home parks as a solution to Hawaii's  
10 affordable housing crisis and submit a report of its findings  
11 and recommendations to the legislature. The report discussed  
12 the development costs, construction, infrastructure, land use,  
13 and zoning issues related to the potential of manufactured  
14 housing communities in the State.

15           The purpose of this Act is to:

16           (1) Require the department of land and natural resources,  
17           in consultation with the department of human services,



1 to establish mobile home parks throughout the State  
2 for persons whose family income is no more than two-  
3 hundred fifty per cent of the federal poverty level;  
4 and

5 (2) Allow the private sector to develop mobile home parks,  
6 which could help solve the homeless crisis in the  
7 State at no cost to taxpayers.

8 SECTION 2. (a) The department of land and natural  
9 resources, in consultation with the department of human  
10 services, shall establish mobile home parks for persons whose  
11 family income is no more than two-hundred fifty per cent of the  
12 federal poverty level. The mobile home parks shall be  
13 established on:

14 (1) Private and public lands, excluding conservation,  
15 preservation, watershed, and other environmentally or  
16 culturally sensitive lands;

17 (2) Lands already designated for housing within an urban  
18 core;

19 (3) Agricultural lands with which these types of  
20 facilities would increase housing for agricultural  
21 workers;



1 (4) School properties that are not being used for school  
2 efforts;

3 (5) Public housing lands that are vacant; and

4 (6) Other lands deemed appropriate by the zoning  
5 authorities.

6 (b) Persons occupying the mobile home parks shall only use  
7 mobile homes or shipping containers as residences. For the  
8 purposes of this section, a "mobile home" means a structure,  
9 which is eight feet or more in width and thirty-two feet or more  
10 in length, transportable in one or more sections, built on a  
11 permanent chassis, and designed to be used as a dwelling with or  
12 without a permanent foundation, when connected to the required  
13 utilities.

14 (c) The department of human services shall consult and  
15 coordinate with the appropriate agencies of the counties and  
16 appropriate nonprofit organizations to provide necessary  
17 services, including but not limited to water, sewage, trash  
18 collection, and distribution systems for electricity, for  
19 persons that use the mobile home parks.



1 (d) The land use commission and appropriate planning and  
2 zoning authorities shall set parameters as appropriate for the  
3 mobile home parks on a case-by-case basis.

4 (e) The counties shall adopt rules and ordinances  
5 necessary for the administration of this Act.

6 (f) The department of land and natural resources may adopt  
7 rules pursuant to chapter 91, Hawaii Revised Statutes, to  
8 effectuate this Act.

9 SECTION 3. The private sector may also develop mobile home  
10 parks under the same general guidelines listed in section 2 of  
11 this Act.

12 SECTION 4. There is appropriated out of the general  
13 revenues of the State of Hawaii the sum of \$ or so much  
14 thereof as may be necessary for fiscal year 2015-2016 and the  
15 same sum or so much thereof as may be necessary for fiscal year  
16 2016-2017 for the implementation and administration of this Act.

17 The sums appropriated shall be expended by the department  
18 of land and natural resources for the purposes of this Act.

19 SECTION 5. This Act shall take effect on July 1, 2050.



**Report Title:**

Mobile Home Parks; Low-income Housing; Alternative Housing;  
Appropriation

**Description:**

Requires and appropriates funds for the department of land and natural resources, in consultation with the department of human services, to establish mobile home parks throughout the State for individuals whose family income is no more than 250 per cent of the federal poverty level. Allows the private sector to develop mobile home parks under the same guidelines as DLNR.  
(HB1265 HD1)

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

