

JAN 23 2020

A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. The legislature recognizes that Hawaii is
2 experiencing a severe affordable housing crisis with a lack of
3 affordable rental and for sale units. Government must do all it
4 can to support affordable housing. Hawaii must build at least
5 twenty-two thousand affordable rental housing units by 2026.

6 According to the "Affordable Rental Housing Report and Ten-
7 Year Plan," prepared by the department of business, economic
8 development, and tourism (July 2018), housing demand is
9 projected to reach 64,693 units by 2025, with nearly seventy per
10 cent (43,828 units) needed for households earning eighty per
11 cent or less of the area median income.

12 The legislature further finds that Hawaii teachers are the
13 lowest-paid in the nation when the high cost of housing, goods,
14 and transportation are taken into consideration.

15 The purpose of this Act is to exempt workforce development
16 projects from paying school impact fees for the development of
17 workforce housing if at least ninety per cent of the residential



1 units that are set aside for purchase or rent for residents in
2 the low-income or moderate-income ranges are set aside
3 specifically for public school teachers.

4 SECTION 2. Section 302A-1603, Hawaii Revised Statutes, is
5 amended by amending subsection (b) to read as follows:

6 "(b) The following shall be exempt from this section:

- 7 (1) Any form of housing permanently excluding school-aged
8 children, with the necessary covenants or declarations
9 of restrictions recorded on the property;
- 10 (2) Any form of housing that is or will be paying the
11 transient accommodations tax under chapter 237D;
- 12 (3) All nonresidential development; [~~and~~]
- 13 (4) Any development with an executed education
14 contribution agreement or other like document with the
15 department for the contribution of school sites or
16 payment of fees for school land or school
17 construction[-]; and
- 18 (5) Any development of workforce housing, where at least
19 ninety per cent of the residential units that are set
20 aside for purchase or rent for residents in the low-
21 income or moderate-income ranges are set aside



1 specifically for residents who are public school
2 teachers who:

3 (A) Hold a certificate or license in good standing
4 from the Hawaii teacher standards board; and

5 (B) Have been continuously employed by the department
6 of education or a public charter school for at
7 least one year.

8 For the purposes of this paragraph, "workforce housing" has
9 the same meaning as in section 206E-2."

10 SECTION 3. This Act does not affect rights and duties that
11 matured, penalties that were incurred, and proceedings that were
12 begun before its effective date.

13 SECTION 4. Statutory material to be repealed is bracketed
14 and stricken. New statutory material is underscored.

15 SECTION 5. This Act shall take effect upon its approval.

16

INTRODUCED BY: *Mu M. W. T.*

By Request



S.B. NO. 2962

Report Title:

Workforce Housing; Public School Teachers; Educators

Description:

Exempts workforce development projects from paying school impact fees for the development of workforce housing if at least 90% of the residential units that are set aside for purchase or rent for residents in the low-income or moderate-income ranges are set aside specifically for public school teachers.

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