A BILL FOR AN ACT

RELATING TO RENTAL HOUSING.

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

SECTION 1. Act 127, Session Laws of Hawaii 2016, established a temporary special action team on affordable rental housing to make short- and long-term policy recommendations to increase the supply of rental housing. The Act also established performance measures and timelines for specific income groups.

One of the income groups that the special action team focuses on is the extremely low-income population, which consists of families with incomes at or below thirty per cent of the area median income. Of the nearly 57,500 affordable housing units needed across all income levels, fifteen thousand five hundred units are needed by extremely low-income households. Extremely low-income households, therefore, account for almost twenty-seven per cent of the total need for affordable housing.

The legislature finds that developing housing for extremely low-income households poses a significant challenge that requires the concentrated attention of the special action team and state government at the highest level.
The purpose of this Act is to address the special action team on affordable rental housing created under Act 127, Session Laws of Hawaii 2016, by clarifying the duties of the special action team regarding policy recommendations for income populations, adding additional members to the special action team, and making an appropriation for administration and operation of the special action team.

SECTION 2. Act 127, Session Laws of Hawaii 2016, section 6, as amended by Act 96, Session Laws of Hawaii 2017, section 2, is amended by amending subsection (a) to read as follows:

"(a) The special action team shall be composed of the following members:

(1) The director of the office of planning, who shall serve as [Chair] co-chairperson;

(2) The executive director of the Hawaii housing finance and development corporation[ ], who shall serve as co-chairperson;

(3) The executive director of the Hawaii community development authority;

(4) The executive director of the Hawaii public housing authority;
The governor's coordinator on homelessness;

A member of the house of representatives, to be appointed by the speaker of the house of representatives;

A member of the senate, to be appointed by the president of the senate;

A representative from each county, to be appointed by the mayor of the respective county;

A member of the public to represent affordable housing advocacy groups, to be appointed by the governor;

A member of the public to represent non-profit developers with expertise in housing development, to be appointed by the governor; and

A member of the public to represent for-profit developers with expertise in housing development, to be appointed by the governor; and

A member of the public to represent nonprofit providers of supportive services for extremely low-
income households and persons with special housing needs, to be appointed by the governor."

SECTION 3. Act 127, Session Laws of Hawaii 2016, section 7, is amended by amending subsection (b) to read as follows:

"(b) To comply with subsection (a), the special action team shall recommend short- and long-term actions to:

(1) Increase the supply of rental housing affordable for extremely low-income, very low-income, low-income, and moderate-income families;

(2) Increase the supply of rental housing for the remainder of the resident population;

(3) Target rental housing development in transit-oriented development areas as a top priority;

(4) Preserve the existing rental housing stock;

(5) Enhance the attractiveness of and market for rental housing relative to fee simple housing; and

(6) Mitigate community concerns over the development of nearby rental housing projects, particularly affordable public or private rental housing projects.
for extremely low-income, very low-income, and
low-income families and individuals."

SECTION 4. There is appropriated out of the general
revenues of the State of Hawaii the sum of $10,000 or so much
thereof as may be necessary for fiscal year 2019-2020 and the
same sum or so much thereof as may be necessary for fiscal year
2020-2021 for the administration and operation of the special
action team on affordable rental housing.

The sums appropriated shall be expended by the office of
planning for the purposes of this Act.

SECTION 5. Statutory material to be repealed is bracketed
and stricken. New statutory material is underscored.

SECTION 6. This Act shall take effect on July 1, 2019.

INTRODUCED BY: \[Signature\]
Report Title:
Special Action Team; Rental Housing; Appropriation

Description:
Amends Act 127, Session Laws of Hawaii 2016, to clarify the duties of the Special Action Team on Affordable Rental Housing and add additional members to the Special Action Team for the purpose of addressing issues related to extremely low-income household needs. Makes an appropriation.

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