
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 finds that there is a severe
2 shortage of affordable rental housing in the county of Maui,
3 particularly in the western part of the island. To address this
4 issue, the legislature passed Act 150, Session Laws of
5 Hawaii 2018 (Act 150), to appropriate funds in support of the
6 Keawe street apartments affordable housing project in Lahaina,
7 Maui. Act 98, Session Laws of Hawaii 2019 (Act 98), amended
8 Act 150 by increasing the appropriation to the rental housing
9 revolving fund from \$30,000,000 to \$37,000,000 to expedite and
10 complete the Leialii affordable housing project by 2022;
11 provided that if the project does not obtain necessary land use
12 entitlements by April 30, 2020, the earmarked funds will be
13 returned to the rental housing revolving fund.

14 On February 7, 2020, the Maui county council granted an
15 exemption to chapter 201H, Hawaii Revised Statutes, relating to
16 the Hawaii housing finance and development corporation, for the
17 project, which satisfied Act 98's land use entitlements



1 requirement. On April 2, 2020, the county of Maui granted final
2 subdivision approval of the project site.

3 The legislature further finds that on September 21, 2020,
4 the state historic preservation division notified the Hawaii
5 housing finance and development corporation that it would
6 require a new archaeological inventory survey for the entire
7 villages of the Leialii master planned community, of which the
8 Keawe street apartments affordable housing project is a part.
9 On September 30, 2020, representatives from the state historic
10 preservation division, department of land and natural resources,
11 and governor's office held a teleconference to discuss whether a
12 resolution could be reached to enable the project to proceed.
13 The result was that the Hawaii housing finance and development
14 corporation must still prepare a new archaeological inventory
15 survey with adequate testing of the Keawe street apartments
16 affordable housing project site and a strategy for addressing
17 prior commitments for the balance of the villages of Leialii.

18 The legislature finds that because a new archaeological
19 inventory survey must be conducted, the 2022 completion deadline
20 imposed by Act 98 cannot be met.



1 The purpose of this Act is to maintain the viability of the
2 Keawe street apartments affordable housing project by:

3 (1) Amending Act 98 to remove the 2022 deadline for the
4 completion of the Leialii affordable housing project;
5 and

6 (2) Allowing the Hawaii housing finance and development
7 corporation to address chapter 6E, Hawaii Revised
8 Statutes, relating to historic preservation, when
9 funding is appropriated for each portion of the
10 Leialii affordable housing project.

11 SECTION 2. Act 98, Session Laws of Hawaii 2019, is amended
12 by amending section 6 to read as follows:

13 "SECTION 6. There is appropriated out of the rental
14 housing revolving fund the sum of \$37,000,000 or so much thereof
15 as may be necessary for fiscal year 2019-2020 to expedite and
16 complete the construction of the Leialii affordable housing
17 project in Lahaina, Maui[, by 2022; provided that if the project
18 does not obtain necessary land use entitlements by April 30,
19 2020, the appropriated funds shall be returned to the rental
20 housing revolving fund].



1 The sum appropriated shall be expended by the Hawaii
2 housing finance and development corporation for the purposes of
3 this Act."

4 SECTION 3. The Leialii affordable housing project in
5 Lahaina, Maui, shall comply with state requirements under
6 chapter 6E, Hawaii Revised Statutes, as funding is appropriated
7 for each portion of the project to expedite the development of
8 the project.

9 SECTION 4. Statutory material to be repealed is bracketed
10 and stricken.

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



S.B. NO. 607
S.D. 3
H.D. 1

Report Title:

Affordable Housing; Leialii Affordable Housing Project; Keawe Street Apartments; HHFDC; Historic Preservation

Description:

Removes the construction completion deadline for the Leialii affordable housing project. Allows HHFDC to address historic preservation laws when funding is appropriated for each portion of the Leialii affordable housing project. Effective 7/1/2050.
(HD1)

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