
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 has forced some residents to live
3 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) Enable the Hawaii public housing authority to
17 establish mobile home parks throughout the State for



1 persons whose family income is no more than 250 per
2 cent of the federal poverty level; and

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

6 SECTION 2. (a) The Hawaii public housing authority may
7 establish mobile home parks for persons whose family income is
8 no more than two hundred fifty per cent of the federal poverty
9 level. The mobile home parks shall be established on:

10 (1) Private and public lands, excluding conservation,
11 preservation, watershed, and other environmentally or
12 culturally sensitive lands;

13 (2) Lands already designated for housing within an urban
14 core;

15 (3) Agricultural lands with which these types of
16 facilities would increase housing for agricultural
17 workers;

18 (4) School properties that are not being used for school
19 efforts;

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



1 (6) Other lands deemed appropriate by the zoning
2 authorities.

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

11 (c) The Hawaii public housing authority shall consult and
12 coordinate with the appropriate agencies of the counties and
13 appropriate nonprofit organizations to provide necessary
14 services, including but not limited to water, sewage, trash
15 collection, and distribution systems for electricity, for
16 persons that use the mobile home parks.

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

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



1 (f) The Hawaii public housing authority may adopt rules
2 pursuant to chapter 91, Hawaii Revised Statutes, to effectuate
3 this Act.

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

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

13 The sums appropriated shall be expended by the department
14 of human services for the purposes of this Act.

15 SECTION 5. This Act shall take effect on July 1, 2050;
16 provided that section 4 shall take effect on July 1, 2050.



Report Title:

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

Description:

Authorizes and appropriates funds for the Hawaii public housing authority 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 private sector to develop mobile home parks. (SD1)

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