

JAN 21 2022

A BILL FOR AN ACT

RELATING TO THE HOUSING SHORTAGE.

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

1 SECTION 1. Section 225M-2, Hawaii Revised Statutes, is
2 amended by amending subsection (b) to read as follows:

3 "(b) The office of planning and sustainable development
4 shall gather, analyze, and provide information to the governor,
5 the legislature, and state and county agencies to assist in the
6 overall analysis and formulation of state policies and
7 strategies to provide central direction and cohesion in the
8 allocation of resources and effectuation of state activities and
9 programs and effectively address current or emerging issues and
10 opportunities. More specifically, the office shall engage in
11 the following activities:

12 (1) State comprehensive planning and program coordination.
13 Formulating and articulating comprehensive statewide
14 goals, objectives, policies, and priorities, and
15 coordinating their implementation through the
16 statewide planning system established in part II of
17 chapter 226;



- 1 (2) Strategic planning. Identifying and analyzing
2 significant issues, problems, and opportunities
3 confronting the State, and formulating strategies and
4 alternative courses of action in response to
5 identified problems and opportunities by:
- 6 (A) Providing in-depth policy research, analysis, and
7 recommendations on existing or potential areas of
8 critical state concern;
- 9 (B) Examining and evaluating the effectiveness of
10 state programs in implementing state policies and
11 priorities;
- 12 (C) Monitoring current social, economic, and physical
13 conditions and trends through surveys,
14 environmental scanning, and other techniques; and
- 15 (D) Developing, in collaboration with affected public
16 or private agencies and organizations,
17 implementation plans and schedules and, where
18 appropriate, assisting in the mobilization of
19 resources to meet identified needs;
- 20 (3) Planning coordination and cooperation. Facilitating
21 coordinated and cooperative planning and policy



1 development and implementation activities among state
2 agencies and between the state, county, and federal
3 governments, by:

4 (A) Reviewing, assessing, and coordinating, as
5 necessary, major plans, programs, projects, and
6 regulatory activities existing or proposed by
7 state and county agencies;

8 (B) Formulating mechanisms to simplify, streamline,
9 or coordinate interagency development and
10 regulatory processes; and

11 (C) Recognizing the presence of federal defense and
12 security forces and agencies in the State as
13 important state concerns;

14 (4) Statewide planning and geographic information system.
15 Collecting, integrating, analyzing, maintaining, and
16 disseminating various forms of data and information,
17 including geospatial data and information, to further
18 effective state planning, policy analysis and
19 development, and delivery of government services by:

20 (A) Collecting, assembling, organizing, evaluating,
21 and classifying existing geospatial and non-



1 geospatial data and performing necessary basic
2 research, conversions, and integration to provide
3 a common database for governmental planning and
4 geospatial analyses by state agencies;

5 (B) Planning, coordinating, and maintaining a
6 comprehensive, shared statewide planning and
7 geographic information system and associated
8 geospatial database. The office shall be the
9 lead agency responsible for coordinating the
10 maintenance of the multi-agency, statewide
11 planning and geographic information system and
12 coordinating, collecting, integrating, and
13 disseminating geospatial data sets that are used
14 to support a variety of state agency applications
15 and other spatial data analyses to enhance
16 decision-making. The office shall promote and
17 encourage free and open data sharing among and
18 between all government agencies. To ensure the
19 maintenance of a comprehensive, accurate, up-to-
20 date geospatial data resource that can be drawn
21 upon for decision-making related to essential



1 public policy issues such as land use planning,
2 resource management, homeland security, and the
3 overall health, safety, and well-being of
4 Hawaii's citizens, and to avoid redundant data
5 development efforts, state agencies shall provide
6 to the shared system either their respective
7 geospatial databases or, at a minimum, especially
8 in cases of secure or confidential data sets that
9 cannot be shared or must be restricted, metadata
10 describing existing geospatial data. In cases
11 where agencies provide restricted data, the
12 office of planning and sustainable development
13 shall ensure the security of that data; and
14 (C) Maintaining a centralized depository of state and
15 national planning references;
16 (5) Land use planning. Developing and presenting the
17 position of the State in all boundary change petitions
18 and proceedings before the land use commission, and
19 assisting state agencies in the development and
20 submittal of petitions for land use district boundary
21 amendments, and conducting periodic reviews of the



1 classification and districting of all lands in the
2 State, as specified in chapter 205;

3 (6) Coastal and ocean policy management, and sea level
4 rise adaptation coordination. Carrying out the lead
5 agency responsibilities for the Hawaii coastal zone
6 management program, as specified in chapter 205A.

7 Also:

8 (A) Developing and maintaining an ocean and coastal
9 resources information, planning, and management
10 system;

11 (B) Further developing and coordinating
12 implementation of the ocean resources management
13 plan;

14 (C) Formulating ocean policies with respect to the
15 exclusive economic zone, coral reefs, and
16 national marine sanctuaries; and

17 (D) Coordinating sea level rise adaptation with state
18 agencies having operational responsibilities over
19 state facilities to identify existing and planned
20 facilities, including critical infrastructure,



1 that are vulnerable to sea level rise, flooding
2 impacts, and natural hazards;

3 (7) Regional planning and studies. Conducting plans and
4 studies to determine:

5 (A) The capability of various regions within the
6 State to support projected increases in both
7 resident populations and visitors;

8 (B) The potential physical, social, economic, and
9 environmental impact on these regions resulting
10 from increases in both resident populations and
11 visitors;

12 (C) The maximum annual visitor carrying capacity for
13 the State by region, county, and island; and

14 (D) The appropriate guidance and management of
15 selected regions and areas of statewide critical
16 concern.

17 The studies in subparagraphs (A) to (C) shall be
18 conducted at appropriate intervals, but not less than
19 once every five years;

20 (8) Regional, national, and international planning.
21 Participating in and ensuring that state plans,



1 policies, and objectives are consistent, to the extent
2 practicable, with regional, national, and
3 international planning efforts;

4 (9) Climate adaptation and sustainability planning and
5 coordination. Conducting plans and studies and
6 preparing reports as follows:

7 (A) Develop, monitor, and evaluate strategic climate
8 adaptation plans and actionable policy
9 recommendations for the State and counties
10 addressing expected statewide climate change
11 impacts identified under chapter 225P and
12 sections 226-108 and 226-109; and

13 (B) Provide planning and policy guidance and
14 assistance to state and county agencies regarding
15 climate change and sustainability;

16 (10) Smart growth and transit-oriented development. Acting
17 as the lead agency to coordinate and advance smart
18 growth and transit-oriented development planning
19 within the State as follows:

20 (A) Identify transit-oriented development
21 opportunities shared between state and county



1 agencies, including relevant initiatives such as
2 the department of health's healthy Hawaii
3 initiative and the Hawaii clean energy
4 initiative;

5 (B) Refine the definition of "transit-oriented
6 development" in the context of Hawaii, while
7 recognizing the potential for smart growth
8 development patterns in all locations;

9 (C) Clarify state goals for transit-oriented
10 development and smart growth that support the
11 principles of the Hawaii State Planning Act by
12 preserving non-urbanized land, improving worker
13 access to jobs, and reducing fuel consumption;

14 (D) Target transit-oriented development areas for
15 significant increase in affordable housing and
16 rental units;

17 (E) Conduct outreach to state agencies to help
18 educate state employees about the ways they can
19 support and benefit from transit-oriented
20 development and the State's smart growth goals;



- 1 (F) Publicize coordinated state efforts that support
2 smart growth, walkable neighborhoods, and
3 transit-oriented development;
- 4 (G) Review state land use decision-making processes
5 to identify ways to make transit-oriented
6 development a higher priority and facilitate
7 better and more proactive leadership in creating
8 walkable communities and employment districts,
9 even if transit will only be provided at a later
10 date; and
- 11 (H) Approve all state agencies' development plans for
12 parcels along the rail transit corridor. For the
13 purposes of this subparagraph, "development
14 plans" means conceptual land use plans that
15 identify the location and planned uses within a
16 defined area; [~~and~~]
- 17 (11) Environmental review. Performing duties set forth
18 under chapter 343, serving the governor in an advisory
19 capacity on all matters relating to environmental
20 review, and having such powers delegated by the
21 governor as are necessary to coordinate and, when



1 requested by the governor, direct all state
2 governmental agencies in matters concerning
3 environmental quality control, including:

4 (A) Advising and assisting private industries,
5 government department and agencies, and other
6 persons on the requirements of chapter 343; and

7 (B) Conducting public education programs on
8 environmental quality control;

9 provided that the office shall adopt rules in
10 accordance with chapter 91 to implement this
11 paragraph[-]; and

12 (12) Identification and analysis of existing and projected
13 housing needs. Identifying a quantity of adequate
14 sites for housing, including rental housing, factory-
15 built housing, and emergency shelters sufficient to
16 meet housing demands each year for all income levels."

17 SECTION 2. Statutory material to be repealed is bracketed
18 and stricken. New statutory material is underscored.

19 SECTION 3. This Act shall take effect upon its approval.

20 INTRODUCED BY: _____



S.B. NO. 2236

Report Title:

Housing Shortage; Identification of Sites for Housing Production and Development; Required Housing Production to Meet Demand; Housing Density

Description:

Requires the Office of Planning and Sustainable Development to identify sites for housing production of enough quantity to meet the housing demand every year for all income levels.

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