

Compilation of Housing Studies Produced From 1991-2006

| Reports | Issue Identified and Recommendations Formulated | | | | | |
|--|---|--------------------------|-------------------------------|------------------------|------------------------|----------------------------|
| | TOOLS | | | | | FUNDING |
| | Making Land Available | Infrastructure Financing | Streamline Regulatory Process | Development Incentives | Create Funding Sources | Leverage Financing Sources |
| State Streamlining Task Force Report of 1993 | | | X | X | | |
| Hawaii Economic Revitalization Task Force of 1997 | | | X | X | | |
| Affordable Housing Task Force 2004 | X | X | X | X | X | X |
| Joint Legislative Housing & Homeless Task Force 2005 | X | X | X | X | | X |
| Economic Momentum Commission 2005 | X | X | X | X | X | X |
| RCAC Affordable Housing in High Cost Areas Conference 2005 | X | X | X | X | X | X |
| Affordable Housing Advisory Committee City & County of Honolulu 2006 | X | X | X | X | X | X |
| ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | X | X | X | X | X | X |
| "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | X | X | X | X | X | X |

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| Reports | Issue Identified and Recommendations Formulated | | | | | |
|--|---|--|--|------------------------------|--|--|
| | FUNDING | | | SUPPORT STRUCTURE | | |
| | Financing Strategies | Appropriate Financing Programs, Policies, and Incentives | Coordination of Federal, State and County Programs | Preservation and Maintenance | Affordable Housing Institutional Structure | Adequate Resources: Funding, Staff, Equipment & Supplies |
| State Streamlining Task Force Report of 1993 | | | | | | X |
| Hawaii Economic Revitalization Task Force of 1997 | | | | | | |
| Affordable Housing Task Force 2004 | X | | X | X | X | X |
| Joint Legislative Housing & Homeless Task Force 2005 | X | | | X | X | X |
| Economic Momentum Commission 2005 | X | | X | X | X | X |
| RCAC Affordable Housing in High Cost Areas Conference 2005 | X | | X | X | X | X |
| Affordable Housing Advisory Committee City & County of Honolulu 2006 | X | X | X | X | X | X |
| ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | X | | X | X | X | X |
| "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | X | | X | X | X | |

TOOLS

Making Land Available

RECOMMENDATIONS:

| | | | | |
|----------|--|--|--|--|
| A | Make government land available; identify state lands; identify private lands; identify ceded lands suitable for affordable housing. | | | |
| B | Support self help home ownership projects by making state land available to self help organizations or CLTs and appropriating \$2 million over five years for interim construction loans for self help homes. | | | |
| C | Allow developers to make donations of land with restrictive covenants to satisfy affordable housing requirements; require the housing stay affordable if government funds are used; even allow developers to make their requirements on State or county lands identified as suitable for affordable housing by the counties or DHHL. | | | |
| D | Provide incentives for private donation of land for affordable housing: a 2:1 tax deduction for the donation, state tax credits, development density. | | | |

REPORTS:

| | | | | |
|--|--|---|---|---|
| | State Streamlining Task Force Report of 1993 | | | |
| | Hawaii Economic Revitalization Task Force of 1997 | | | |
| | Affordable Housing Task Force 2004 | A | C | D |
| | Joint Legislative Housing & Homeless Task Force 2005 | A | B | D |
| | Economic Momentum Commission 2005 | A | | |
| | RCAC Affordable Housing in High Cost Areas Conference 2005 | A | B | D |
| | Affordable Housing Advisory Committee City & County of Honolulu 2006 | | C | |
| | ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | | B | |
| | "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | A | C | |

TOOLS

Infrastructure Financing

RECOMMENDATIONS:

| | | | | | | |
|-----------------|--|---|---|---|---|---|
| A | Re-evaluate what costs should be borne by whom, i.e. infrastructure costs are assumed by the developer. Government should share the cost via the general fund; use CBDG funds and USRDA loans combined with City resources. | | | | | |
| B | Coordinated, integrated long-term development plans should guide use of Capital Improvement Project (CIP) funds; CIP should be used for planned development, and development should be largely according to those plans; appropriate CIPs for projects that incorporate affordable housing components. | | | | | |
| C | Issue "big" bond; CA's Proposition 46 provided a \$2.1 billion bond to help fund the construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, as well as funds for downpayment assistance to low and moderate income first-time homebuyers. | | | | | |
| D | Develop financing tools and options for infrastructure financing: government subsidy, tax credits, impact fees, tax exempt bond financing, improvement districts, Mellos/Roos or community facilities districts, partnership schools, asset sales, design/build/operate, bond banks, special districts, community development authorities, community facilities districts, small scale water and wastewater systems, special purpose corporations, tax increment financing, restore the Homes Revolving Fund, real property tax exemptions, targeted use of CBDG and HOME funds. | | | | | |
| E | Provide tax increment financing. | | | | | |
| REPORTS: | | | | | | |
| | State Streamlining Task Force Report of 1993 | | | | | |
| | Hawaii Economic Revitalization Task Force of 1997 | | | | | |
| | Affordable Housing Task Force 2004 | A | B | C | D | E |
| | Joint Legislative Housing & Homeless Task Force 2005 | | B | C | D | E |
| | Economic Momentum Commission 2005 | | | | D | |
| | RCAC Affordable Housing in High Cost Areas Conference 2005 | | | | D | |
| | Affordable Housing Advisory Committee City & County of Honolulu 2006 | A | | | D | |
| | ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | A | | | D | |
| | "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | A | B | | D | |

Create Funding Sources

RECOMMENDATIONS:

| | | | | | | | | | |
|-----------------|---|---|---|---|---|---|---|---|---|
| A | Increase the conveyance tax and the portion of the tax that is dedicated to the rental housing trust fund of the HHFDC from 25% to 50%; dedicate a share, or any increase, of the portion of GET collections on residential rents to the RHTF for a period of 10 years; use the Community Reinvestment Act to augment the RHTF (working with the Hawaii Community Reinvestment Corporation.) | | | | | | | | |
| B | Place a surcharge on the conveyance tax for investor purchasers. | | | | | | | | |
| C | Issue "big" bond; CA's Proposition 46 provided a \$2.1 billion bond to help fund the construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, as well as funds for downpayment assistance to low and moderate income first-time homebuyers. | | | | | | | | |
| D | Develop financing tools and options for infrastructure financing: government subsidy, tax credits, impact fees, tax exempt bond financing, improvement districts, Mellos/ Roos or community facilities districts, partnership schools, asset sales, design/build/operate, bond banks, special districts, community development authorities, community facilities districts, small scale water and wastewater systems, special purpose corporations, tax increment financing, restore the Homes Revolving Fund, real property tax exemptions, targeted use of CBDG and HOME funds. | | | | | | | | |
| E | Provide tax increment financing. | | | | | | | | |
| F | Pressure banks to use Community Reinvestment Act (CRA) funds to augment the RHTF. | | | | | | | | |
| G | Create new non-competitive state low-income housing tax credit of 10-15% of project eligible basis, to leverage private investment funds for low and moderate income units. | | | | | | | | |
| H | Dedicate real estate/property taxes to affordable housing. | | | | | | | | |
| REPORTS: | | | | | | | | | |
| | State Streamlining Task Force Report of 1993 | | | | | | | | |
| | Hawaii Economic Revitalization Task Force of 1997 | | | | | | | | |
| | Affordable Housing Task Force 2004 | A | B | C | D | E | F | | |
| | Joint Legislative Housing & Homeless Task Force 2005 | A | | C | D | E | | G | |
| | Economic Momentum Commission 2005 | | | | D | | | | |
| | RCAC Affordable Housing in High Cost Areas Conference 2005 | A | | | D | | | | |
| | Affordable Housing Advisory Committee City & County of Honolulu 2006 | A | | | D | | | | |
| | ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | | | | D | | | | H |
| | "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | | | | D | | | | |

Leverage Financing Sources

RECOMMENDATIONS:

| | | | | | | | | | | |
|----------|---|--|--|--|--|--|--|--|--|--|
| A | Provide a GET exemption for private sponsored affordable rental projects are newly constructed or substantially rehabilitated in a certain timeframe; provide exemptions for planning, design, financing and construction of affordable housing units up to 140% AMI for 5 years. | | | | | | | | | |
| B | Increase funding of Section 8 program; create more incentives to develop Section 8 inventory; project base Section 8 vouchers; utilize the federal Section 202 program. | | | | | | | | | |
| C | Re-evaluate what costs should be borne by whom, i.e. infrastructure costs are assumed by the developer. Government should share the cost via the general fund; use CBDG funds and USRDA loans combined with City resources. | | | | | | | | | |
| D | Issue "big" bond; CA's Proposition 46 provided a \$2.1 billion bond to help fund the construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, as well as funds for downpayment assistance to low and moderate income first-time homebuyers. www.calhfa.ca.gov/hcd-prop46.pdf . | | | | | | | | | |
| E | DHHL to apply for community loan funds for native peoples under the federal government. | | | | | | | | | |
| F | Allow for flexibility in use of public and trust fund dollars in mixed use developments. | | | | | | | | | |
| G | Coordinate State and County funding streams for affordable housing. | | | | | | | | | |
| H | Create new non-competitive state low-income housing tax credit of 10-15% of project eligible basis, to leverage private investment funds for low and moderate income units. | | | | | | | | | |
| I | Accelerate Phase 1 of the Kalaheo project under HCDA which delivers 2,385 affordable units by providing state funds to leverage with construction finance for offsite infrastructure. | | | | | | | | | |

REPORTS:

| | | | | | | | | | | |
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| State Streamlining Task Force Report of 1993 | | | | | | | | | | |
| Hawaii Economic Revitalization Task Force of 1997 | | | | | | | | | | |
| Affordable Housing Task Force 2004 | A | B | C | D | E | F | G | | | |
| Joint Legislative Housing & Homeless Task Force 2005 | | B | | D | | F | | H | I | |
| Economic Momentum Commission 2005 | | | | | | | G | | I | |
| RCAC Affordable Housing in High Cost Areas Conference 2005 | | | | | | F | | | | |
| Affordable Housing Advisory Committee City & County of Honolulu 2006 | A | | C | | | | G | | I | |
| ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | | | C | | | | | | | |
| "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | | | C | | | | | | | |

Financing Strategies

RECOMMENDATIONS:

| | | | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|--|--|--|
| A | Provide a GET exemption for private sponsored affordable rental projects are newly constructed or substantially rehabilitated in a certain timeframe; provide exemptions for planning, design, financing and construction of affordable housing units up to 140% AMI for 5 years. | | | | | | | | | | |
| B | Re-evaluate what costs should be borne by whom, i.e. infrastructure costs are assumed by the developer. Government should share the cost via the general fund; use CBDG funds and USRDA loans combined with City resources. | | | | | | | | | | |
| C | Provide development incentives for affordable housing including: reduction of parking requirements; revise and update the C&C Honolulu Unilateral Agreement; ensure in-lieu fees are used for maintenance, preservation, or construction of affordable housing, not general fund expenditures; offer enhancement credits to developers of affordable units that serve lower income groups, serve larger household sizes, produce rental housing vs. for sale, and offers a longer period of affordability. | | | | | | | | | | |
| D | Coordinated, integrated long-term development plans should guide use of Capital Improvement Project (CIP) funds; CIP should be used for planned development, and development should be largely according to those plans; appropriate CIPs for projects that incorporate affordable housing components. | | | | | | | | | | |
| E | Issue "big" bond; CA's Proposition 46 provided a \$2.1 billion bond to help fund the construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, as well as funds for downpayment assistance to low and moderate income first-time homebuyers. www.calhfa.ca.gov/hcd-prop46.pdf | | | | | | | | | | |
| F | Develop financing tools and options for infrastructure financing: government subsidy, tax credits, impact fees, tax exempt bond financing, improvement districts, Mellos/Roots or community facilities districts, partnership schools, asset sales, design/build/operate, bond banks, special districts, community development authorities, community facilities districts, small scale water and wastewater systems, special purpose corporations, tax increment financing, restore the Homes Revolving Fund, real property tax exemptions, targeted use of CBDG and HOME funds. | | | | | | | | | | |
| G | Pressure banks to use Community Reinvestment Act (CRA) funds to augment the RHTF. | | | | | | | | | | |
| H | Consolidate all housing funds into one that addresses rental and for sale affordable housing. | | | | | | | | | | |
| I | Allow for flexibility in use of public and trust fund dollars in mixed use developments. | | | | | | | | | | |

FUNDING

Financing Strategies

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|---|--|---|---|---|---|---|---|---|---|---|---|
| J | Coordinate State and County funding streams for affordable housing. | | | | | | | | | | |
| | REPORTS: | | | | | | | | | | |
| | State Streamlining Task Force Report of 1993 | | | | | | | | | | |
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| | Affordable Housing Task Force 2004 | A | B | | D | E | F | G | H | I | J |
| | Joint Legislative Housing & Homeless Task Force 2005 | | | | D | E | F | | | I | |
| | Economic Momentum Commission 2005 | | | | | | F | | | | J |
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| | ULI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | | B | | | | F | | | | |
| | "Not in My Backyard" Removing Barriers to Affordable Housing, USHUD 1991 | | B | | D | | F | | | | |

RECOMMENDATIONS:

| | | | | | | |
|---|---|--|--|--|--|--|
| A | Increase the conveyance tax and the portion of the tax that is dedicated to the rental housing trust fund of the HHFDC from 25% to 50%; dedicate a share, or any increase, of the portion of GET collections on residential rents to the RHTF for a period of 10 years; use the Community Reinvestment Act to augment the RHTF (working with the Hawaii Community Reinvestment Corporation.) | | | | | |
| B | Issue "big" bond; CA's Proposition 46 provided a \$2.1 billion bond to help fund the construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, as well as funds for downpayment assistance to low and moderate income first-time homebuyers. www.calhfa.ca.gov/hcd-prop46.pdf . | | | | | |
| C | Appropriate \$20 million to fund immediate and near-term solutions to the homeless problem through grants-in-aid to innovative nonprofit organizations. | | | | | |
| D | Appropriate \$10 million to repair and modernize 825 vacant units in federal and state public housing projects. | | | | | |
| E | Appropriate \$5 million for each of the next four fiscal years for homeless housing and services. | | | | | |

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Coordination of Federal, State, and County Programs

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SUPPORT STRUCTURE

Preservation and Maintenance

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|--|--|---|---|--|--|---|--|---|--|
| HILI Advisory Services Panel: County of Maui Affordable Housing Strategy 2006 | | B | | | | | | H | |
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SUPPORT STRUCTURE

Affordable Housing Institutional Structure

RECOMMENDATIONS:

| | | | | | | | | | | | |
|-----------------|---|--|--|--|--|--|--|--|--|--|--|
| A | Pass an inclusionary zoning enabling statute for counties to adopt ordinances applicable to all residential and non-residential development requiring uniform assessment of affordable housing units or in lieu fees. | | | | | | | | | | |
| B | Create a single point of contact or clearinghouse for housing development; create Community Economic Revitalization Teams (CERTs) to provide a single point of access to state and federal programs in rural areas (project based tweaking of programs to work together and support the viability of a particular project) WA state has a program www.oted.wa.gov/ed/wacert/home.asp ; have "housing expeditor" positions to expedite the development of affordable housing by steering affordable housing projects through the county entitlement process. | | | | | | | | | | |
| C | Create a single point of entry for environmental reviews; State, County, and Federal components are all different. | | | | | | | | | | |
| D | Affordable housing growth should be identified (area) before committing resources to schools and transportation; affordable housing should be placed where public transportation is accessible and where jobs are located, to avoid large commutes. | | | | | | | | | | |
| E | Increase opportunities for people to attend grant writing workshops that assist groups in applying for the affordable housing monies available from SHUD and others. | | | | | | | | | | |
| F | Coordinate State and County funding streams for affordable housing. | | | | | | | | | | |
| G | Provide marketing and training for bank personnel and lenders in all the various affordable housing finance programs available so that they can steer customers to the right one. | | | | | | | | | | |
| H | Create separate public housing management and affordable housing development/financing agencies. | | | | | | | | | | |
| I | Designate an agency to work with the C&C Honolulu, stakeholders in the private sector to develop a plan for the redevelopment of the Honolulu urban core for affordable housing. (Plan should include identification of suitable parcels and land in the urban core for redevelopment, determining infrastructure requirements and financing of infrastructure improvements, evaluating whether acquisition of land by State or County is necessary, and recommend an appropriate agency to oversee the redevelopment activities.) | | | | | | | | | | |
| J | Allow State and Federal public housing projects to be privately owned and managed. | | | | | | | | | | |
| REPORTS: | | | | | | | | | | | |

SUPPORT STRUCTURE

Affordable Housing Institutional Structure

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