

JAN 23 2017

SENATE CONCURRENT RESOLUTION

REQUESTING THE COUNTIES TO CONSIDER PROVIDING INCENTIVES, SUCH
AS WAIVING INFRASTRUCTURE CAPACITY COSTS AND PERMITTING
FEES, FOR DEVELOPERS TO DEVELOP HOUSING FOR HOUSEHOLDS
EARNING LESS THAN EIGHTY PERCENT OF THE AREA MEDIAN INCOME.

1 WHEREAS, there is an immediate and critical need to
2 increase the availability of affordable housing in the State;
3 and
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5 WHEREAS, the State has an extremely high cost of living,
6 and housing is one of the most challenging issues that local
7 residents face; and
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9 WHEREAS, according to the Honolulu Board of REALTORS, the
10 median sales price for August 2016 for a single family home was
11 \$747,500 and \$398,000 for a condominium; and
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13 WHEREAS, at these prices, it is nearly impossible for the
14 average local resident to afford such a home; and
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16 WHEREAS, according to the 2011 Hawaii Housing Planning
17 Study, as many as 50,000 new housing units need to be built
18 between 2012 and 2016 to meet new demand generated by changing
19 demographic and economic conditions; and
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21 WHEREAS, of these needed housing units, more than 6,000
22 would need to be ownership units and 13,000 would need to be
23 rental units for households earning less than 80 percent of the
24 area median income (AMI); and
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26 WHEREAS, there have been instances when the lack of
27 infrastructure capacity, or the high costs of improving the
28 infrastructure capacity, have delayed development projects that
29 could have added to the housing stock for low-income households;
30 and
31



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1 WHEREAS, because of the many challenges in developing
 2 affordable housing, one of the ways to encourage developers to
 3 build projects for low-income households is to provide
 4 incentives in areas such as infrastructure capacity costs and
 5 permitting fees; now, therefore,

6
 7 BE IT RESOLVED by the Senate of the Twenty-ninth
 8 Legislature of the State of Hawaii, Regular Session of 2017, the
 9 House of Representatives concurring, that each county council is
 10 requested to consider providing incentives, such as waiving
 11 infrastructure capacity costs and permitting fees, for
 12 developers to develop housing for households earning less than
 13 80 percent AMI; and

14
 15 BE IT FURTHER RESOLVED that each county council is
 16 encouraged to develop a sliding scale of incentives based on the
 17 affordability of the housing units in the housing project and to
 18 consider how that sliding scale would encourage developers to
 19 develop more housing projects for households earning less than
 20 80 percent AMI and households earning 80 to 140 percent AMI; and

21
 22 BE IT FURTHER RESOLVED that certified copies of this
 23 Concurrent Resolution be transmitted to the councilmembers of
 24 the City and County of Honolulu, County of Hawaii, County of
 25 Kauai, and County of Maui.

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