

JAN 21 2021

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## SENATE RESOLUTION

REQUESTING THE COUNTIES TO STUDY HOW INCLUSIONARY ZONING IMPACTS  
HOUSING SUPPLY.

1           WHEREAS, inclusionary zoning is a housing policy that  
2 requires a certain percentage of housing units in a new  
3 residential development to be priced as affordable for people  
4 with low to moderate incomes; and  
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6           WHEREAS, the goals of inclusionary zoning policies include  
7 promoting economic and racial integration, providing access to  
8 opportunities such as better employment and schools for poor and  
9 working families, and increasing the supply of affordable  
10 housing; and  
11

12           WHEREAS, research on inclusionary zoning policies indicates  
13 that inclusionary zoning can actually reduce the amount of  
14 affordable housing available in a particular area; and  
15

16           WHEREAS, this unintended effect results from, among other  
17 factors, developers building high rent housing in the same  
18 project in order to subsidize the affordable housing units, or  
19 developers choosing not to build in areas in which inclusionary  
20 zoning applies; and  
21

22           WHEREAS, there is a severe shortage of affordable housing  
23 across the State, and some or all of the counties have adopted  
24 inclusionary zoning policies in an attempt to increase the  
25 supply of affordable housing; and  
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27           WHEREAS, to ensure that these inclusionary zoning policies  
28 are increasing affordable housing instead of having the  
29 unintended opposite effect of decreasing the supply of  
30 affordable housing; now, therefore,  
31

32           BE IT RESOLVED by the Senate of the Thirty-first  
33 Legislature of the State of Hawaii, Regular Session of 2021,  
34 that the counties that have implemented inclusionary zoning  
35 policies are requested to conduct a study of how those policies



# S.R. NO. 3

1 impact the affordable housing inventory within those counties;  
2 and

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4 BE IT FURTHER RESOLVED that the study is requested to  
5 address:

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7 (1) How the inclusionary zoning policy affected the  
8 production of new housing supply;

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10 (2) How many units built under the inclusionary zoning  
11 policy are still owned by the first buyers;

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13 (3) How many units built under the inclusionary zoning  
14 policy have been resold;

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16 (4) How many units built under the inclusionary zoning  
17 policy still have an owner-occupancy exemption;

18

19 (5) What profits were realized by the first buyers who  
20 sold their units built under the inclusionary zoning  
21 policy; and

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23 (6) Any other impacts the inclusionary zoning policy had  
24 on the housing market; and

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26 BE IT FURTHER RESOLVED that certified copies of this  
27 Resolution be transmitted to the mayor of each county.

28

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OFFERED BY:

A handwritten signature in black ink, appearing to be 'JTS', is written over a horizontal line.