
HOUSE CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO STUDY THE VIABILITY OF INCREASING THE MINIMUM PERCENTAGE OF AFFORDABLE HOUSING UNITS IN A PROJECT REQUIRED TO BE SET ASIDE TO QUALIFY FOR AN EXEMPTION UNDER CHAPTER 201, HAWAII REVISED STATUTES.

1 WHEREAS, the Hawaii Housing Finance and Development
2 Corporation serves as the State housing finance and development
3 agency; and

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5 WHEREAS, the Hawaii Housing Finance and Development
6 Corporation is authorized to, on its own behalf or with an
7 eligible developer, develop fee simple or leasehold property,
8 construct dwelling units thereon, and sell, lease, or rent the
9 dwelling units at the lowest possible price to qualified
10 residents, nonprofit organizations, or governmental agencies;
11 and

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13 WHEREAS, existing law authorizes the Hawaii Housing Finance
14 and Development Corporation to develop affordable housing
15 projects that are exempt from all statutes, ordinances, charter
16 provisions, and rules of any government agency relating to
17 planning, zoning, construction standards for subdivisions,
18 development and improvement of land, and the construction of
19 dwelling units thereon if the council of the county in which the
20 project is situated approves the project, with or without
21 modifications; and

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23 WHEREAS, county councils have approved valuable financial
24 incentives for eligible projects, including waiver or deferral
25 of plan review fees, building permit fees, grading and grubbing
26 permit fees, wastewater system facility charges, water system
27 facility fees, park dedication requirements, and height
28 restrictions; and



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 2 WHEREAS, the State must balance the significant need for
 3 more housing, and the exemptions to the various construction
 4 requirements enacted to help provide more housing, with the
 5 competing interests of current residents desiring to retain the
 6 character of their neighborhoods, not increase congestion, keep
 7 street parking availability, and refrain from overloading the
 8 sewer and water infrastructure; and
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10 WHEREAS, the Hawaii Housing Finance and Development
 11 Corporation establishes a maximum income limit at one hundred
 12 forty percent of the applicable area median income, which for
 13 urban Honolulu was \$182,440 for a family of four in 2022, for
 14 priority to purchase affordable dwelling units and the same
 15 income amount for eligibility to rent corporation-owned dwelling
 16 units; and
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18 WHEREAS, in the City and County of Honolulu, at least
 19 fifty-one percent of the units in projects with more than thirty
 20 units must be set at rents or sale prices at amounts affordable
 21 for low- and moderate-income households as follows:
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- 23 (1) Twenty percent of the units in an eligible project
 24 must be set aside for households earning annual
 25 incomes of less than eighty percent of the area median
 26 income for the Honolulu Metropolitan Statistical Area,
 27 which was \$104,500 for a family of four in 2022; and
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- 29 (2) Thirty-one percent of the units in an eligible project
 30 must be set aside for households earning annual
 31 incomes of eighty-one percent to one hundred twenty
 32 percent of the area median income for the Honolulu
 33 Metropolitan Statistical Area, which was \$104,500 to
 34 \$156,700 for a family of four in 2022; and
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36 WHEREAS, in the City and County of Honolulu, affordable
 37 dwelling units must remain affordable for at least thirty years;
 38 now, therefore,
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40 BE IT RESOLVED by the House of Representatives of the
 41 Thirty-second Legislature of the State of Hawaii, Regular
 42 Session of 2023, the Senate concurring, that the Hawaii Housing



1 Finance and Development Corporation is requested to study the
2 viability of increasing the minimum percentage of units in a
3 project that a developer must set aside for low- and moderate-
4 income households to qualify for an exemption under chapter
5 201H, Hawaii Revised Statutes; and

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7 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
8 Development Corporation is requested to submit a report of its
9 findings and recommendations, including any proposed
10 legislation, from the study to the Legislature no later than
11 twenty days prior to the convening of the Regular Session of
12 2024; and

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14 BE IT FURTHER RESOLVED that certified copies of this
15 Concurrent Resolution be transmitted to the Governor and
16 Executive Director of the Hawaii Housing Finance and Development
17 Corporation.

