

MAR 09 2023

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## SENATE RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO  
PROMOTE SUPPORTIVE HOUSING IN THE STATE'S LOW-INCOME  
HOUSING TAX CREDIT PROGRAM.

1           WHEREAS, supportive housing combines affordable housing  
2 with access to services to help special-needs populations live  
3 more stable and productive lives; and

4  
5           WHEREAS, supportive housing has been demonstrated to  
6 decrease high use of emergency services and public systems,  
7 generating significant cost savings to taxpayers; and

8  
9           WHEREAS, according to studies from the Hawaii Pathways  
10 Project and City and County of Honolulu's Housing First Program,  
11 supportive housing not only benefited individuals with improved  
12 housing retention, health, and quality of life but also lowered  
13 crime rates and reduced burdens and costs on already stretched  
14 public systems; and

15  
16           WHEREAS, the low-income housing tax credit program is a  
17 major financing tool for the construction or rehabilitation of  
18 low-income rental units; and

19  
20           WHEREAS, as the State's low-income housing tax credit  
21 administrator, the Hawaii Housing Finance and Development  
22 Corporation developed a Qualified Allocation Plan, which sets  
23 forth criteria to evaluate and allocate the low-income housing  
24 tax credit to projects that meet the housing needs of the people  
25 of the State; and

26  
27           WHEREAS, the Qualified Allocation Plan uses a point system  
28 to rank projects based on the established evaluation criteria,  
29 and up to two points are provided to projects that serve tenants  
30 with special housing needs; and  
31



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1 WHEREAS, however, occupancy of these special-needs housing  
2 units is restricted to special-needs tenants for the duration of  
3 the committed affordability period, which often extends beyond  
4 the low-income housing tax credit compliance period; and

5  
6 WHEREAS, moreover, special-needs housing units must be  
7 occupied at all times by a special-needs tenant and must remain  
8 vacant until a special-needs tenant occupies the unit,  
9 regardless of whether there is a waitlist for the project for  
10 the other remaining units; and

11  
12 WHEREAS, given the dearth of supportive housing units in  
13 low-income housing tax credit projects, these restrictions  
14 appear to hinder the provision of low-rent housing for special-  
15 needs populations; and

16  
17 WHEREAS, amending the Qualified Allocation Plan could  
18 reduce development risks and encourage developers to build  
19 supportive housing; and

20  
21 WHEREAS, the Qualified Allocation Plan could be amended to  
22 allow:

- 23  
24 (1) Developers to exert their best efforts to restrict the  
25 supportive housing units for special-needs tenants for  
26 the duration of the committed affordability period or  
27 low-income housing tax credit compliance period; and  
28  
29 (2) For the application of a vacant-unit rule that would  
30 allow developers to rent a supportive housing unit to  
31 an income-eligible tenant after making reasonable  
32 attempts to rent the unit, or the next available unit,  
33 to a special-needs tenant; now, therefore,

34  
35 BE IT RESOLVED by the Senate of the Thirty-second  
36 Legislature of the State of Hawaii, Regular Session of 2023,  
37 that the Hawaii Housing Finance and Development Corporation is  
38 urged to promote supportive housing in the State's low-income  
39 housing tax credit program; and

40  
41 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
42 Development Corporation is urged to amend the 2023-2024 Qualified



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1 Application Plan for the low-income housing tax credit program  
2 to facilitate supportive housing development; and

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4 BE IT FURTHER RESOLVED that certified copies of this  
5 Resolution be transmitted to the Chairperson of the Board of  
6 Directors and Executive Director of the Hawaii Housing Finance  
7 and Development Corporation.

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OFFERED BY:

  
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**By Request**

