
HOUSE 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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1 WHEREAS, the State must balance the significant need for
2 more housing, and the exemptions to the various construction
3 requirements enacted to help provide more housing, with the
4 competing interests of current residents desiring to retain the
5 character of their neighborhoods, not increase congestion, keep
6 street parking availability, and refrain from overloading the
7 sewer and water infrastructure; and

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9 WHEREAS, the Hawaii Housing Finance and Development
10 Corporation establishes a maximum income limit at one hundred
11 forty percent of the applicable area median income, which for
12 urban Honolulu was \$182,440 for a family of four in 2022, for
13 priority to purchase affordable dwelling units and the same
14 income amount for eligibility to rent corporation-owned dwelling
15 units; and

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17 WHEREAS, in the City and County of Honolulu, at least
18 fifty-one percent of the units in projects with more than thirty
19 units must be set at rents or sale prices at amounts affordable
20 for low- and moderate-income households as follows:

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22 (1) Twenty percent of the units in an eligible project
23 must be set aside for households earning annual
24 incomes of less than eighty percent of the area median
25 income for the Honolulu Metropolitan Statistical Area,
26 which was \$104,500 for a family of four in 2022; and

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28 (2) Thirty-one percent of the units in an eligible project
29 must be set aside for households earning annual
30 incomes of eighty-one percent to one hundred twenty
31 percent of the area median income for the Honolulu
32 Metropolitan Statistical Area, which was \$104,500 to
33 \$156,700 for a family of four in 2022; and

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35 WHEREAS, in the City and County of Honolulu, affordable
36 dwelling units must remain affordable for at least thirty years;
37 now, therefore,

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39 BE IT RESOLVED by the House of Representatives of the
40 Thirty-second Legislature of the State of Hawaii, Regular
41 Session of 2023, that the Hawaii Housing Finance and Development
42 Corporation is requested to study the viability of increasing



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

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

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

