
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING CREDITS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that the State has a
2 housing crisis. A 2019 study commissioned by the department of
3 business, economic development, and tourism found that the State
4 will require an additional 50,156 homes by the year 2025, with
5 the city and county of Honolulu requiring 22,168 new units,
6 Hawaii county requiring 13,303 new units, Maui county requiring
7 10,404 new units, and Kauai county requiring 4,281 new housing
8 units. While this forecast projects an acute housing shortage,
9 there has been a lack of measurable progress at the county level
10 to enact policies that will stimulate housing production to meet
11 project demand.

12 The Federal Home Loan Corporation, more commonly known as
13 Freddie Mac, has reported that the average 30-year fixed
14 residential mortgage interest rate was 3.11 per cent in December
15 2021 and 6.42 per cent in December 2022. This one hundred-six
16 per cent increase reflects the dramatically increasing monthly
17 cost of owning a home for residents and the decreasing maximum



1 sale price of income-specified affordable housing units that are
2 constructed pursuant to chapter 201H, Hawaii Revised Statutes,
3 relating to the various programs of the Hawaii housing finance
4 and development corporation. In addition, the Federal Reserve
5 has reported that the one-month term of the secured overnight
6 financing rate, a metric used by lenders to determine real
7 estate construction loan interest rates, has increased from
8 0.05 per cent in December 2021 to 4.30 per cent in December
9 2022. The eight thousand five hundred per cent increase
10 reflects the dramatically increasing cost of construction
11 financing for residential units. These increases in home loan
12 and construction loan interest rates have severely impaired the
13 ability of the Hawaii housing finance and development
14 corporation to increase the affordable housing supply in the
15 State.

16 Accordingly, the purpose of this Act is to require the
17 counties to issue affordable housing credits for affordable
18 housing units that are constructed pursuant to chapter 201H,
19 Hawaii Revised Statutes.

20 SECTION 2. Section 46-15.1, Hawaii Revised Statutes, is
21 amended to read as follows:



1 **"§46-15.1 Housing; county powers.** (a) Notwithstanding
2 any law to the contrary, any county shall have and may exercise
3 the same powers, subject to applicable limitations, as those
4 granted the Hawaii housing finance and development corporation
5 pursuant to chapter 201H insofar as those powers may be
6 reasonably construed to be exercisable by a county for the
7 purpose of developing, constructing, and providing low- and
8 moderate-income housing; provided that no county shall be
9 empowered to cause the State to issue general obligation bonds
10 to finance a project pursuant to this section; provided further
11 that county projects shall be granted an exemption from general
12 excise or receipts taxes in the same manner as projects of the
13 Hawaii housing finance and development corporation pursuant to
14 section 201H-36; and provided further that section 201H-16 shall
15 not apply to this section unless federal guidelines specifically
16 provide local governments with that authorization and the
17 authorization does not conflict with any state laws. The powers
18 shall include the power, subject to applicable limitations, to:
19 (1) Develop and construct dwelling units, alone or in
20 partnership with developers;



- 1 (2) Acquire necessary land by lease, purchase, exchange,
2 or eminent domain;
- 3 (3) Provide assistance and aid to a public agency or other
4 person in developing and constructing new housing and
5 rehabilitating existing housing for elders of low- and
6 moderate-income, other persons of low- and
7 moderate-income, and persons displaced by any
8 governmental action, by making long-term mortgage or
9 interim construction loans available;
- 10 (4) Contract with any eligible bidders to provide for
11 construction of urgently needed housing for persons of
12 low- and moderate-income;
- 13 (5) Guarantee the top twenty-five per cent of the
14 principal balance of real property mortgage loans,
15 plus interest thereon, made to qualified borrowers by
16 qualified lenders;
- 17 (6) Enter into mortgage guarantee agreements with
18 appropriate officials of any agency or instrumentality
19 of the United States to induce those officials to
20 commit to insure or to insure mortgages under the
21 National Housing Act, as amended;



1 (7) Make a direct loan to any qualified buyer for the
2 downpayment required by a private lender to be made by
3 the borrower as a condition of obtaining a loan from
4 the private lender in the purchase of residential
5 property;

6 (8) Provide funds for a share, not to exceed fifty per
7 cent, of the principal amount of a loan made to a
8 qualified borrower by a private lender who is unable
9 otherwise to lend the borrower sufficient funds at
10 reasonable rates in the purchase of residential
11 property; and

12 (9) Sell or lease completed dwelling units.

13 For purposes of this section, a limitation is applicable to
14 the extent that it may reasonably be construed to apply to a
15 county.

16 (b) Each county shall recognize housing units developed by
17 the department of Hawaiian home lands and issue affordable
18 housing credits to the department of Hawaiian home lands. The
19 credits shall be transferable and shall be issued on a
20 one-credit for one-unit basis, unless the housing unit is
21 eligible for additional credits as provided by adopted county



1 ordinances, rules, or any memoranda of agreement between a
2 county and the department of Hawaiian home lands. In the event
3 that credits are transferred by the department of Hawaiian home
4 lands, twenty-five per cent of any monetary proceeds from the
5 transfer shall be used by the department of Hawaiian home lands
6 to develop units for rental properties. Credits shall be issued
7 for each single-family residence, multi-family unit, other
8 residential unit, whether for purposes of sale or rental, or if
9 allowed under the county's affordable housing programs, vacant
10 lot, developed by the department of Hawaiian home lands. The
11 credits may be applied county-wide within the same county in
12 which the credits were earned to satisfy affordable housing
13 obligations imposed by the county on market-priced residential
14 and non-residential developments. County-wide or
15 project-specific requirements for housing class, use, or type;
16 or construction time for affordable housing units shall not
17 impair, restrict, or condition the county's obligation to apply
18 the credits in full satisfaction of all county requirements,
19 whether by rule, ordinance, or particular zoning conditions of a
20 project. Notwithstanding any provisions herein to the contrary,
21 the department may enter into a memorandum of agreement with any



1 ~~of the [county] counties [of Kauai]~~ to establish, modify, or
2 clarify the conditions for the issuance, transfer, and
3 redemption of the affordable housing credits in accordance with
4 county affordable housing ordinances or rules. [~~Notwithstanding~~
5 ~~any provisions herein to the contrary, the department may enter~~
6 ~~into a memorandum of agreement with the city and county of~~
7 ~~Honolulu to establish, modify, or clarify the conditions for the~~
8 ~~issuance, transfer, and redemption of the affordable housing~~
9 ~~credits in accordance with county affordable housing ordinances~~
10 ~~or rules.]~~ At least half of the affordable housing credits
11 issued by the city and county of Honolulu shall be subject to a
12 memorandum of agreement pursuant to this subsection.

13 [~~For purposes of this section, "affordable housing~~
14 ~~obligation" means the requirement imposed by a county,~~
15 ~~regardless of the date of its imposition, to develop vacant~~
16 ~~lots, single-family residences, multi-family residences, or any~~
17 ~~other type of residence for sale or rent to individuals within a~~
18 ~~specified income range.]~~

19 (c) Each county shall recognize housing units developed
20 pursuant to section 201H-38 and issue affordable housing credits
21 to the eligible developer for residences required to be sold or



1 rented to individuals within a specified income range, if a
2 developer chooses to receive affordable housing credits.
3 Credits shall be issued for each single-family residence,
4 multi-family unit, other residential unit, whether for purposes
5 of sale, rental, or if allowed under the county's affordable
6 housing programs, vacant lot, developed pursuant to chapter
7 201H. Affordable housing credits shall not be issued if
8 low-income housing tax credits are utilized in conjunction with
9 the affordable housing developed pursuant to chapter 201H. The
10 credits shall be transferable and shall be issued on a
11 one-credit for one-unit basis, unless the housing unit is
12 eligible for additional credits as provided by adopted county
13 ordinances, rules, or any memoranda of agreement between a
14 county and the Hawaii housing finance and development
15 corporation. In the event that the affordable housing credits
16 are transferred to the Hawaii housing finance and development
17 corporation, twenty-five per cent of any monetary proceeds from
18 the transfer shall be used by the Hawaii housing finance and
19 development corporation to develop units for rental properties.
20 The credits may be applied county-wide within the same county in
21 which the credits were earned to satisfy affordable housing



1 obligations imposed by the county on market-priced residential
2 and non-residential developments. County-wide or
3 project-specific requirements for housing class, use, or type;
4 or construction time for affordable housing units, shall not
5 impair, restrict, or condition the county's obligation to apply
6 the credits in full satisfaction of all county requirements,
7 whether by rule, ordinance, or particular zoning conditions of a
8 project. Notwithstanding any provision of this section to the
9 contrary, the Hawaii housing finance and development corporation
10 may enter into a memorandum of agreement with any of the
11 counties to establish, modify, or clarify the conditions for the
12 issuance, transfer, and redemption of the affordable housing
13 credits in accordance with county affordable housing ordinances
14 or rules.

15 [~~e~~] (d) Notwithstanding any law to the contrary, any
16 county may:

17 (1) Authorize and issue bonds under chapter 47 and chapter
18 49 to provide moneys to carry out the purposes of this
19 section or section 46-15.2, including the satisfaction
20 of any guarantees made by the county pursuant to this
21 section;



- 1 (2) Appropriate moneys of the county to carry out the
- 2 purposes of this section;
- 3 (3) Obtain insurance and guarantees from the State or the
- 4 United States, or grants from either;
- 5 (4) Designate, after holding a public hearing on the
- 6 matter and with the approval of the respective
- 7 council, any lands owned by it for the purposes of
- 8 this section;
- 9 (5) Provide interim construction loans to partnerships of
- 10 which it is a partner and to developers whose projects
- 11 qualify for federally assisted project mortgage
- 12 insurance, or other similar programs of federal
- 13 assistance for persons of low and moderate income; and
- 14 (6) Adopt rules pursuant to chapter 91 as are necessary to
- 15 carry out the purposes of this section.

16 [~~(d)~~] (e) Notwithstanding any law to the contrary, a

17 county may waive its right to repurchase a privately-developed

18 affordable housing unit built pursuant to a unilateral agreement

19 or similar instrument, and may transfer that right of repurchase

20 to a qualified nonprofit housing trust for the purpose of

1 maintaining the unit as affordable for as long as required by
2 the county program.

3 ~~[For the purposes of this subsection, "qualified nonprofit~~
4 ~~housing trust" means a corporation, association, or other duly~~
5 ~~chartered organization that is registered and in good standing~~
6 ~~with the State; that is recognized by the Internal Revenue~~
7 ~~Service as a charitable or otherwise tax-exempt organization~~
8 ~~under section 501(c)(3) of the Internal Revenue Code of 1986, as~~
9 ~~amended; and that has the capacity, resources, and mission to~~
10 ~~carry out the purposes of this section as determined by the~~
11 ~~county in which the housing unit is located.~~

12 ~~(e)]~~ (f) A qualified nonprofit housing trust shall report
13 the status and use of its housing units to its respective county
14 by November 30 of each calendar year.

15 ~~(f)]~~ (g) The provisions of this section shall be
16 construed liberally so as to effectuate the purpose of this
17 section in facilitating the development, construction, and
18 provision of low- and moderate-income housing by the various
19 counties.

20 ~~(g)]~~ (h) For purposes of this section~~, "low~~]:



1 "Affordable housing obligation" means the requirement
2 imposed by a county, regardless of the date of its imposition,
3 to develop vacant lots, single-family residences, multi-family
4 residences, or any other type of residence for sale or rent to
5 individuals within a specified income range.

6 "Eligible developer" means the same as defined in
7 section 201H-32.

8 "Low and moderate income housing" means any housing project
9 that meets the definition of "low- and moderate-income housing
10 project" in section 39A-281.

11 "Qualified nonprofit housing trust" means a corporation,
12 association, or other duly chartered organization that:

13 (1) Is registered and in good standing with the State;

14 (2) Is recognized by the Internal Revenue Service as a

15 charitable or otherwise tax-exempt organization under

16 section 501(c)(3) of the Internal Revenue Code of

17 1986, as amended; and

18 (3) Has the capacity, resources, and mission to carry out

19 the purposes of this section as determined by the

20 county in which the housing unit is located."



1 SECTION 3. Statutory material to be repealed is bracketed
2 and stricken. New statutory material is underscored.

3 SECTION 4. This Act shall take effect upon its approval;
4 provided that:

5 (1) The amendments made to section 46-15.1, Hawaii Revised
6 Statutes, by section 2 of this Act shall not be
7 repealed when that section is repealed and reenacted
8 on July 1, 2030, pursuant to section 3 of Act 141,
9 Session Laws of Hawaii 2009, as amended by section 3
10 of Act 102, Session Laws of Hawaii 2015, as amended by
11 section 1 of Act 80, Session Laws of Hawaii 2019, as
12 amended by section 2 of Act 90, Session Laws of Hawaii
13 2023; and

14 (2) This Act shall be repealed on June 30, 2031, and
15 section 46-15.1, Hawaii Revised Statutes, shall be
16 reenacted pursuant to section 3 of Act 141, Session
17 Laws of Hawaii 2009, section 23 of Act 96, Session
18 Laws of Hawaii 2014, section 9 of Act 159, Session
19 Laws of Hawaii 2017, section 2 of Act 80, Session Laws
20 of Hawaii 2019, and section 3 of Act 90, Session Laws
21 of Hawaii 2023.



Report Title:

Counties; Affordable Housing Credits; Hawaii Housing Finance and Development Corporation; Housing Production; County Powers

Description:

Requires the counties to issue affordable housing credits for affordable housing units that are constructed pursuant to chapter 201H, Hawaii Revised Statutes. Sunsets 6/30/2031. (SD2)

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