
HOUSE CONCURRENT RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO
AMEND THEIR ADMINISTRATIVE RULES TO ESTABLISH ANOTHER
PATHWAY FOR HOUSING PROJECTS SEEKING AN EXEMPTION FROM
STATE LAWS AND RULES.

1 WHEREAS, the State is experiencing an unprecedented housing
2 crisis; and

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4 WHEREAS, the Hawaii Housing Finance and Development
5 Corporation is tasked with overseeing affordable housing
6 projects in the State through the development and financing of
7 low- and moderate-income housing projects and homeownership
8 programs; and

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10 WHEREAS, pursuant to existing administrative rules, the
11 Hawaii Housing Finance and Development Corporation requires
12 certain housing projects to offer half of the available units to
13 buyers whose income is at or below one hundred forty percent of
14 the area median income; and

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16 WHEREAS, existing law authorizes certain exemptions from
17 statutes, ordinances, charter provisions, and rules relating to
18 planning, zoning, development and improvement of land, and
19 construction standards for certain housing projects developed by
20 the Hawaii Housing Finance and Development Corporation or with
21 an eligible developer under a government assistance program; and

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23 WHEREAS, housing projects eligible for an exemption from
24 State laws and rules must meet the following criteria:

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26 (1) The housing project is consistent with the purpose and
27 intent of chapter 201H, Hawaii Revised Statutes, and
28 meets minimum requirements of health and safety;

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1 (2) The proposed development of the housing project does
2 not contravene health or safety standards or tariffs,
3 rates, or fees established by the Public Utilities
4 Commission or county boards of water supply; and
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6 (3) The legislative body of the county in which the
7 housing project is located approves the project with
8 or without modifications, and the Land Use Commission
9 makes a determination on any boundary changes, under
10 certain conditions; and
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12 WHEREAS, residential units at all price points are needed
13 to solve the chronic housing shortage for residents; now,
14 therefore,
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16 BE IT RESOLVED by the House of Representatives of the
17 Thirty-second Legislature of the State of Hawaii, Regular
18 Session of 2024, the Senate concurring, that the Hawaii Housing
19 Finance and Development Corporation is urged to amend their
20 administrative rules to establish another pathway for housing
21 projects seeking an exemption from state laws and rules; and
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23 BE IT FURTHER RESOLVED that this pathway is urged to
24 include requiring housing projects to meet existing
25 requirements, not have an affordability requirement or income
26 restrictions, and dedicate one hundred percent of the units in
27 the project exclusively for qualified residents for the lifetime
28 of the project; and
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30 BE IT FURTHER RESOLVED that this condition is urged to be
31 in addition to, and not in lieu of, current conditions under the
32 existing rules that require half of all units to be available
33 for buyers whose income is at or below one hundred forty percent
34 of area median income; and
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36 BE IT FURTHER RESOLVED that certified copies of this
37 Concurrent Resolution be transmitted to the Executive Director
38 of the Hawaii Housing Finance and Development Corporation and
39 Chairperson of the Hawaii Housing Finance and Development
40 Corporation Board of Directors.

