

JOSH GREEN, M.D.  
GOVERNOR



DEAN MINAKAMI  
INTERIM EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

IN REPLY PLEASE REFER TO:

677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
PHONE: (808) 587-0620  
FAX: (808) 587-0600

Statement of  
**DEAN MINAKAMI**  
Hawaii Housing Finance and Development Corporation  
Before the

**SENATE COMMITTEE ON WAYS & MEANS**

April 06, 2023 at 10:00 a.m.  
State Capitol, Room 211

In consideration of  
**H.B. 678 HD1 SD1**  
**RELATING TO HOUSING.**

HHFDC has the following **concerns** about H.B. 678 HD1 SD1, which clarifies a county's obligations with respect to housing developed through the housing development programs overseen by the Hawaii Housing Finance and Development Corporation (HHFDC).

HHFDC shares the concern that the current, high-interest-rate environment is negatively impacting affordable housing production in Hawaii. However, we are concerned that this measure would impose an additional administrative burden on staff to monitor and track the use of housing credits. Additionally, we are concerned that some counties may resist granting housing credits to 201H projects, thereby jeopardizing the approval of 201H projects.

To address these concerns, HHFDC recommends the following be added in Section 2, pages 7-8 of this measure:

(c) Each county shall recognize housing units developed pursuant to chapter 201H and issue affordable housing credits to the eligible developer, as defined in section 201H-32, for residences required to be sold or rented to individuals within a specified income range[-], if a developer chooses to receive affordable housing credits. Each county shall be responsible for monitoring the use and transfer of credits. The credits shall be transferable and shall be issued on a one-credit for one-unit basis, unless the housing unit is eligible for

additional credits as provided by county ordinance or rule or any memoranda of agreement between a county and the Hawaii housing finance and development corporation...

In the event that a study of each county's affordable housing credit program is needed, we estimate the cost at \$150,000.

Thank you for the opportunity to provide testimony.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.dpp.org](http://www.honolulu.dpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

RICK BLANGIARDI  
MAYOR



DAWN TAKEUCHI APUNA  
DIRECTOR

JIRO SUMADA  
DEPUTY DIRECTOR

April 6, 2023

The Honorable Donovan M. Dela Cruz, Chair  
and Members of the Committee on Ways and Means  
Hawaii State Senate  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chair Dela Cruz and Committee Members:

**Subject: House Bill No. 678, HD 1, SD 1  
Relating to Housing**

The Department of Planning and Permitting (DPP) **opposes** House Bill No. 678, HD 1, SD 1, which would require counties to recognize housing units developed pursuant to Hawaii Revised Statutes, Chapter 201H and to issue affordable housing credits to eligible developers of projects within the county. The purpose of the Bill is to help ensure the viability of the 201H program during this period of high interest rates.

While the City recognizes the value of the 201H program and the overall goal of increasing the affordable housing inventory, we oppose this Bill because it creates credit value for eligible developers to use or sell to other developers to fulfill affordable housing requirements imposed by the counties. Thus, it undermines the affordable housing efforts of the City, both in terms of the number of units produced and in creating diverse, mixed-income neighborhoods. Each credit used by a developer would reduce the number of affordable homes that otherwise would be produced as part of City transit-oriented development projects, unilateral agreements or as mandated by the Revised Ordinances of Honolulu, Chapter 29 (Affordable Housing Requirement), which requires affordable housing as part of new housing construction or subdivisions islandwide.

Furthermore, tracking the issuance, transfer, and redemption of the affordable housing credits would be extremely burdensome on staff with possibly minimal to no public benefit.

The Honorable Donovan M. Dela Cruz, Chair  
and Members of the Committee on Ways and Means  
Hawaii State Senate  
House Bill No. 678, HD 1, SD 1  
April 6, 2023  
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Accordingly, we ask that House Bill No. 678, HD 1, SD 1, be held in Committee.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by a horizontal line that tapers to the right.

Dawn Takeuchi Apuna  
Director



PO Box 2300  
Honolulu HI 96804-2300

April 4, 2023

Senator Donovan M. Dela Cruz, Chair  
Senator Gilbert S.C. Keith-Agaran, Vice Chair  
Members of the Committee on Ways and Means

RE: **HB 678, HD1, SD1 – RELATING TO HOUSING**  
**Hearing date – April 6, 2023, at 10:00 a.m.**

Aloha Chair Dela Cruz, Vice Chair Keith-Agaran and members of the committee,

Mahalo for the opportunity to submit testimony in **support** of HB 678, HD1, SD1. American Savings Bank is a kamaaina institution with roots dating back to 1925. It is the third largest bank in Hawaii with over \$9 billion in assets and 36 banking centers across the state. We are deeply committed to Hawaii.

Interest rate spikes during the past year combined with record high construction costs have impaired HHFDC's 201H program, rendering it unusable by the homebuilder community to produce workforce housing for families in the 80% – 140% AMI range, during this critical time in need. The elevated interest rates have decreased the formulaic restricted sale price for 201H units, resulting in 201H projects being infeasible.

***American Savings Bank supports HB 678, HD1, SD1***, which creates an affordable housing credit program for 201H projects by requiring the counties to issue affordable housing credits to eligible developers for income-specified housing units. The credits are market based, issued on a one-to-one basis, and may be applied within the same county in which the credits were issued to satisfy county and HCDA affordable housing obligations.

American Savings Bank believes HB 678, HD1, SD1 provides valuable enhancement to the capitalization for 201H projects, and would revitalize the production of workforce homes under the 201H program. Also, programs like HB 678 helps to address the affordable housing concerns of our 1,000+ employees throughout Hawaii.

Respectfully,

AMERICAN SAVINGS BANK

A handwritten signature in black ink, appearing to read "Dean", with a stylized flourish at the end.

Dean Hirabayashi  
First Vice President  
Commercial Real Estate Loans



April 6, 2023

Dear Chair Dela Cruz, Vice Chair Keith-Agaran, and members of the Senate Committee on Ways and Means,

Housing Hawai'i's Future is a movement led by young locals who will create opportunities for Hawai'i's next generation by ending the workforce housing shortage. On behalf of Housing Hawai'i's Future, **I write in support of HB678.**

More than a decade ago, UHERO released a report which concluded that inclusionary zoning policies were failing on O'ahu.<sup>1</sup> The truth is, such policies have failed statewide. We are simply not building enough supply to meet demand. And inclusionary zoning policies are partly to blame.

Economist Paul Brewbaker recently gave a talk on Sen. Stanley Chang's podcast. Brewbaker argues that our housing deficit has been increasing for more than 40 years. As such, we now need 160,000 units to match the ratio of supply to residents achieved by Vienna, a city which has abundant affordable housing.<sup>2</sup>

Short of radical reform to inclusionary zoning policies, the best thing we can do is to allow developers to satisfy inclusionary zoning requirements by building workforce housing, which includes housing for middle-class families earning up to 140% AMI.

HB678 will incentivize middle income housing development and meet the housing needs of the next generation.

**Please support HB678.**

Thank you,



Sterling Higa  
Executive Director  
Housing Hawai'i's Future

[sterling@hawaiifuture.org](mailto:sterling@hawaiifuture.org)

+1 (808) 782-7868

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<sup>1</sup> <https://uhero.hawaii.edu/wp-content/uploads/2019/08/UHEROProjectReport2010-1.pdf>

<sup>2</sup> <https://www.youtube.com/watch?v=-FWy2JahiOM>

April 4, 2023

The Honorable Donovan Dela Cruz, Chair  
The Honorable Gilbert Keith-Agaran, Vice Chair  
and Members of the Senate Committee on Ways and Means  
Hawaii State Capitol  
Honolulu, Hawaii 96813

**RE: HB678 HD1 SD1 (SSCR1346) - RELATING TO HOUSING**

Dear Chair Dela Cruz and Members of the Committee,

Kobayashi Group is writing this letter in **SUPPORT** of HB678 HD1 SD1.


An affordable housing credit system would allow flexibility for successful projects throughout our State, ultimately providing a greater number of units and an ability for developers to react quickly to market demands.

Your support of this legislation and continued support of the 201-H program is appreciated.

Sincerely,



Patrick Kobayashi  
*Chief Executive  
Officer & Partner*



Alana Kobayashi Pakkala  
*Executive Vice President  
& Managing Partner*



Matthew Pennaz  
*Chief Operating Officer*





April 5, 2023

Senator Donovan Dela Cruz, Chair  
Senator Gilbert Keith-Agaran, Vice Chair  
Members of the Committee on Ways and Means

RE: **HB 678 – RELATING TO HOUSING**  
**Hearing date – April 6, 2023 at 10:00 a.m.**

Aloha Chair Dela Cruz, Vice Chair Keith-Agaran and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **STRONG SUPPORT FOR HB 678 – RELATING TO HOUSING**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB 678 creates an affordable housing credit program for 201H projects by requiring the counties to issue affordable housing credits for income-specified housing units. Specifically, HB 678 seeks to resolve the potential concern by allowing for the issuance of affordable housing credits to eligible developers for residences required to be sold or rented to individuals within a specific income range. The credits are market based, issued on a one-to-one basis, and may be applied within the same county in which the credits were issued to satisfy county affordable housing obligations. Further, the measure allows HHFDC to enter into memorandums of agreements with certain counties to establish, modify, or clarify the condition for the issuance, transfer, and redemption of the affordable housing credits.

NAIOP strongly supports HB 678 which will assist with the production of housing units under HRS 201H. Currently, Hawaii is in a housing crisis. In 2019, a study commissioned by DBEDT found that Hawaii will need an additional 50,156 homes by 2025. To meet this projection housing units will need to be developed in mass quantities. The affordable housing credit program seeks to assist in accomplishing this goal.

Furthermore, interest rates for 30 years fixed residential mortgages have significantly risen from 3.07% to 6.90% within the past 2 years representing a near 150% increase. This has led to a dramatic increase in monthly costs of owning a home in Hawaii. Moreover, the recent increases in interest rates have decreased the sales prices of income specified units built under HRS 201H due to the AMI price limitations. In

Senator Donovan Dela Cruz, Chair  
Senator Gilbert Keith-Agaran, Vice Chair  
Members of the Committee on Ways and Means  
April 5, 2023  
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conjunction, SOFR (Secured Overnight Financing Rate), a financial metric typically used to price construction loans, increased from .05% to 4.55% representing an over ninety-fold increase which dramatically increase the costs of building residential units.

The rising construction costs combined with the dramatic drop in sales prices due to AMI limitations has prevented projects from penciling out and rendered 201H nearly unusable by the home building community. Accordingly, NAIOP Hawaii is concerned that development of future 201H projects may come to a halt if policies are not implemented which further incentivize development and offset rising costs.

The affordable housing credits created by HB 678 will be a tool for homes to be built and provides a means for market developers to fulfill their affordable housing requirements with less risk. The incentive created with these credits will help to encourage the production of more affordable units. For example, on Maui, the affordable housing credit program has been found to be an excellent tool to front load the immediate production of affordable housing units. This impact is consistent with our goal as a State to build housing units as fast as possible.

Furthermore, we understand that there would be additional work created by administering the program and would be supportive of additional funding to HHFDC if required for implementation. In conjunction, NAIOP Hawaii would be supportive of a nominal fee to be charged for administration of the affordable housing credits program in order to provide additional funding to allow the program to move forward.

Additionally, NAIOP Hawaii is supportive of this measure as 201H projects are typically 50-60% income restricted units and 40-50% market rate units, further creating mixed income housing in the communities they are built in.

Ultimately, Hawaii residents need housing units to be produced to allow our local families to continue to thrive here. NAIOP Hawaii is supportive of all policies which encourage the production of much needed housing stock for our local residents. For instance, we similarly supported making the DHHL affordable housing credit program permanent as it would lead to the production of affordable housing units.

Accordingly, NAIOP Hawaii strongly supports HB 678 which will ensure the continued production of homes for our residents. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,



Jennifer Camp, President  
NAIOP Hawaii



April 5, 2023

Senator Donovan Dela Cruz, Chair  
Senator Gilbert Keith Agaran, Vice Chair  
Members of the Committee on Ways and Means

Re: **HB 678 – Relating to Housing**  
**Hearing Date – April 6, 2023 at 10:00 a.m.**

Aloha Chair Dela Cruz, Vice Chair Keith Agaran and members of the committee,

Thank you for allowing ‘Ikenākea Development LLC to submit testimony in **STRONG SUPPORT FOR HB 678 – RELATING TO HOUSING**. ‘Ikenākea Development is a local family owned and operated affordable housing development company headquartered in Honolulu that builds affordable residential projects of all types across the state. Our residential communities serve individuals, families, and kupuna with income levels ranging from 30% area median income (AMI) and up to 120% AMI. The extremely low- to the very-low income (30-60% AMI) housing units are built using a combination of Low-Income Housing Tax Credits, Rental Housing Revolving Funds, and the use of Hula Mae Multi-family bonds issued through the Hawaii Housing Finance and Development Corporation (HHFDC).

Through our experience in developing affordable housing for the State of Hawaii, we understand the scarcity of financial resources and mechanisms to be a major challenge. However, the issuance of affordable housing credits for 201H projects provides an opportunity to help alleviate some of the strain on the current availability of resources to finance these projects. We have extensive experience in utilizing the 201H program in the City and County of Honolulu for several of our projects. For example, our most recent 201H project named Hale Makana O Mo‘ili‘ili, will be completed in March and will provide 104 units of affordable housing to serve kupuna at or below 60% AMI. Our company has over 1,000 units of workforce and affordable rental housing in the pipeline and the creation of an affordable housing credit program for these 201H projects will tremendously facilitate and expedite the completion of these affordable rental units.

The affordable housing credits created by HB 678 will be a tool for homes to be built and provides a means for market developers to fulfill their affordable housing requirements with less risk. The incentivize created with these credits will help to encourage the production of more affordable units. For example, on Maui, the affordable housing credit program has been found to be an excellent tool to front load the immediate production of affordable housing units. ‘Ikenākea Development recently utilized this affordable housing credit program on Maui to begin construction on 223 units of 100% truly affordable rental housing in Kihei. This impact is consistent with our goal as a State to build housing units as fast as possible.

Accordingly, 'Ikenākea Development strongly supports HB 678 which will ensure the continued production of homes for our residents. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration.

Sincerely,  
'Ikenākea Development

*Christopher Flaherty*

Christopher Flaherty, Managing General Partner  
'Ikenākea Development LLC

April 4, 2023

Senator Donovan M. Dela Cruz, Chair  
Senator Gilbert S.C. Keith-Agaran, Vice Chair  
Members of the Committee on Ways and Means

RE: HB 678 – RELATING TO HOUSING  
Hearing Date – April 6<sup>th</sup>, 2023 at 10:00 AM

Dear Chair Dela Cruz and Committee Members,

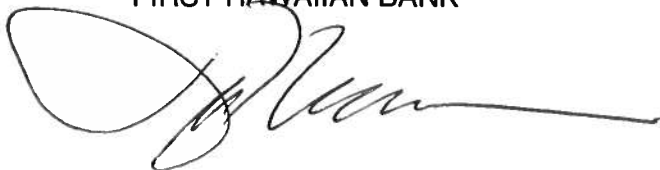
This letter is to **support** HB 678 as it incentivizes the continued development of affordable and workforce housing units via the Chapter 201H Program.

As the state's largest bank and construction lender, First Hawaiian Bank understands the negative impact of increased interest rates on development projects. HB 678 would provide 201H developers with an additional funding source to help cover additional interest costs during construction. The higher interest rates also have a negative impact on the proforma income, as the "formulaic calculation" of the 201H affordable and workforce condo prices reduce as interest rates increase.

First Hawaiian Bank is acutely aware of the severe housing shortage, and we appreciate the efforts of the legislature to support this short-term and privately funded measure that promotes and incentivizes affordable and workforce housing development.

Sincerely,

FIRST HAWAIIAN BANK



Daniel A. Nishikawa  
Executive Vice President  
Commercial Real Estate Division Manager



April 4, 2023

Senator Donovan Dela Cruz, Chair  
Senator Gilbert Keith Agaran, Vice Chair  
Members of the Committee on Ways and Means

RE: **HB 678 – RELATING TO HOUSING**  
**Hearing date – April 6, 2023 at 10:00 a.m.**

Aloha Chair Dela Cruz, Vice Chair Keith Agaran and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **STRONG SUPPORT FOR HB 678 – RELATING TO HOUSING**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB 678 creates an affordable housing credit program for 201H projects by requiring the counties to issue affordable housing credits for income-specified housing units. Specifically, HB 678 seeks to resolve the potential concern by allowing for the issuance of affordable housing credits to eligible developers for residences required to be sold or rented to individuals within a specific income range. The credits are market based, issued on a one-to-one basis, and may be applied within the same county in which the credits were issued to satisfy county affordable housing obligations. Further, the measure allows HHFDC to enter into memorandums of agreements with certain counties to establish, modify, or clarify the condition for the issuance, transfer, and redemption of the affordable housing credits.

NAIOP strongly supports HB 678 which will assist with the production of housing units under HRS 201H. Currently, Hawaii is in a housing crisis. In 2019, a study commissioned by DBEDT found that Hawaii will need an additional 50,156 homes by 2025. To meet this projection housing units will need to be developed in mass quantities. The affordable housing credit program seeks to assist in accomplishing this goal.

Furthermore, interest rates for 30 years fixed residential mortgages have significantly risen from 3.07% to 6.90% within the past 2 years representing a near 150% increase. This has led to a dramatic increase in monthly costs of owning a home in Hawaii. Moreover, the recent increases in interest rates have decreased the sales prices of income specified units built under HRS 201H due to the AMI price limitations. In

Senator Donovan Dela Cruz, Chair  
Senator Gilbert Keith Agaran, Vice Chair  
Members of the Committee on Ways and Means  
April 4, 2023  
Page 2

conjunction, SOFR (Secured Overnight Financing Rate), a financial metric typically used to price construction loans, increased from .05% to 4.55% representing an over ninety-fold increase which dramatically increase the costs of building residential units.

The rising construction costs combined with the dramatic drop in sales prices due to AMI limitations has prevented projects from penciling out and rendered 201H nearly unusable by the home building community. Accordingly, NAIOP Hawaii is concerned that development of future 201H projects may come to a halt if policies are not implemented which further incentivize development and offset rising costs.

The affordable housing credits created by HB 678 will be a tool for homes to be built and provides a means for market developers to fulfill their affordable housing requirements with less risk. The incentivize created with these credits will help to encourage the production of more affordable units. For example, on Maui, the affordable housing credit program has been found to be an excellent tool to front load the immediate production of affordable housing units. This impact is consistent with our goal as a State to build housing units as fast as possible.

Furthermore, we understand that there would be additional work created by administering the program and would be supportive of additional funding to HHFDC if required for implementation. In conjunction, NAIOP Hawaii would be supportive of a nominal fee to be charged for administration of the affordable housing credits program in order to provide additional funding to allow the program to move forward.

Additionally, NAIOP Hawaii is supportive of this measure as 201H projects are typically 50-60% income restricted units and 40-50% market rate units, further creating mixed income housing in the communities they are built in.

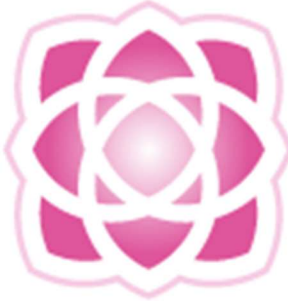
Ultimately, Hawaii residents need housing units to be produced to allow our local families to continue to thrive here. NAIOP Hawaii is supportive of all policies which encourage the production of much needed housing stock for our local residents. For instance, we similarly supported making the DHHL affordable housing credit program permanent as it would lead to the production of affordable housing units.

Accordingly, NAIOP Hawaii strongly supports HB 678 which will ensure the continued production of homes for our residents. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,

Chris Fong  
NAIOP Hawaii Developing Leaders

**LATE**



**MAUI**  
CHAMBER OF COMMERCE  
VOICE OF BUSINESS

**HEARING BEFORE THE SENATE COMMITTEE ON  
WAYS AND MEANS  
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 211  
THURSDAY, APRIL 6, 2023 AT 10:00 A.M.**

To The Honorable Senator Donovan M. Dela Cruz, Chair  
The Honorable Senator Gilbert S.C. Keith-Agaran, Vice Chair  
Members of the committee on Ways and Means

**COMMENTS ON HB678 HD1 SD1 RELATING TO HOUSING**

The Maui Chamber of Commerce would like to offer **COMMENTS on HB678 HD1 SD1** which clarifies a county's obligations with respect to housing developed through the housing development programs overseen by the Hawai'i housing finance and development corporation (HHFDC).

The Chamber is a huge champion of affordable/attainable housing and rentals and have this as one of our top priorities. We do have some concerns that, while we encourage the development of affordable housing using the HRS 201H process, we would like to see any affordable housing credits be usable only on the island in which they were generated.

Thank you for the opportunity to offer **COMMENTS on HB678 HD1 SD1**.

Sincerely,

Pamela Tumpap  
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.



April 4, 2023

**RE: HB 678 – RELATING TO HOUSING; Hearing date – April 6, 2023 at 10:00 a.m.**

Aloha Chair Dela Cruz and Committee Members,

My name is Jeremy Shorenstein, and I am submitting testimony in **SUPPORT** of HB 678.

The more than doubling of interest rates in such a short period of time has rendered the 201H program, a program that approved over 5,600 affordable and workforce housing units over the past seven years, effectively unusable for future 201H projects.

HB 678 is intended to create a short-term **privately funded** subsidy to breathe life back into the 201H program so it can continue to be utilized to create more workforce and affordable housing during this high interest rate environment.

To state clearly, the three primary benefits to the people of Hawaii are:

1. No public funds required
2. Continued creation of affordable housing via the 201H program
3. The front-loading the creation affordable housing required for market-rate housing projects
  - a. These affordable units are required to be built by market-rate developers regardless, and
  - b. This bill allows affordable housing builders to deliver these units immediately and assign them to future market-rate projects, delivering more affordable housing units faster than is currently possible.

This bill is an iteration of an existing affordable housing credit program in place for DHHL, a program that has been successfully managed by DHHL and the Counties since 2009 and continues to incentivize the building of more affordable housing. The counties have successfully managed a state-agency implemented affordable housing credit program for almost 15 years and we believe they will continue to do the same with the implementation of this bill.

Lastly, a typical 201H project is comprised of approximately 50% income restricted units and approximately 50% market rate units, meaning that most 201H projects create **mixed income housing** options in the communities they are built in.

Thank you for your time and I respectfully encourage you to support this bill.

Sincerely,



Jeremy Shorenstein

# 201H Affordable Housing Credit (HB 678)

**BILL SUMMARY** – EXPAND HRS 46-15.1 TO INCLUDE 201H. INCOME SPECIFIED HOUSING UNITS WILL RECEIVE CREDIT AS A REQUIRED AFFORDABLE HOUSING UNIT WITHIN EACH COUNTY.

## HOW IS THE MAXIMUM UNIT SALE PRICE CALCULATED?

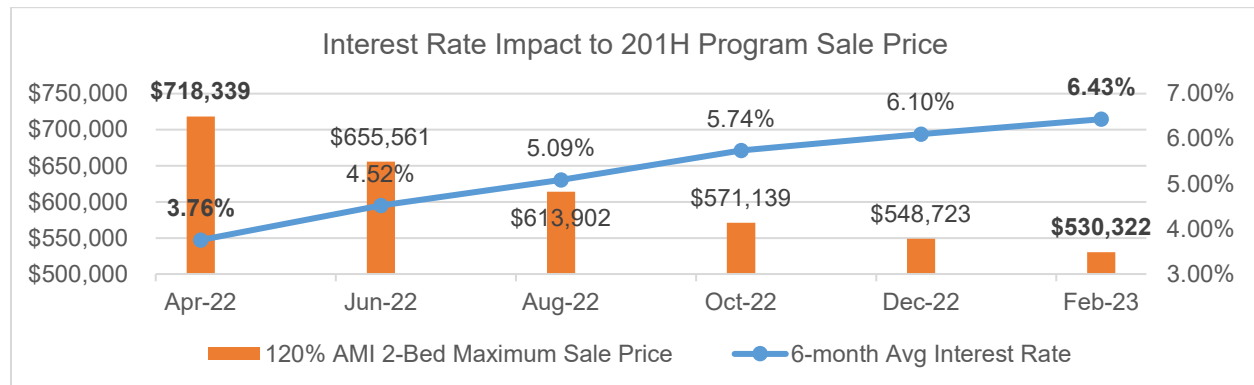
The 201H Program's **maximum unit sale price** is based on a household spending **33% of its income on Housing Expenses** within a specified AMI range

Housing Expenses: Mortgage Interest & Principal Payments, Mortgage Insurance, Maintenance Fees, Real Property Tax and Homeowner's Insurance. Mortgage based on 6-month average interest rate.

Household Size - Honolulu County	1 Person	2 Person	3 Person	4 Person	5 Person
120% AMI Household Income	\$109,800	\$125,400	\$141,120	\$156,720	\$169,320
33% of Income - Monthly	\$3,020	\$3,449	\$3,881	\$4,310	\$4,656

\*AMI = Area Median Income; 120% AMI Household income is based on HHDFC published AMI Household Income by Family Size for 2022

## 201H HAS BEEN RENDERED UNUSABLE DUE TO THE SIGNIFICANT INCREASE IN HOME MORTGAGE RATES CAUSING HOUSING PROJECTS TO NOT BE FEASIBLE



April 2022 - Avg 6mo Interest Rate	
Monthly Mortgage Payment	\$2,996
Interest Rate	3.76%
Loan Amount	90% \$646,505
Purchase Price	\$718,339

Feb. 2023 - Avg 6mo Interest Rate	
Monthly Mortgage Payment	\$2,895
Interest Rate	6.10%
Loan Amount	90% \$477,290
Purchase Price	\$530,322

Diff (#)	Diff (%)
(\$101)	(3.4%)
+2.3%	+62.5%
(\$169,215)	(26.2%)
(\$188,017)	(26.2%)

## OVER 5,600 AFFORDABLE HOMES WERE APPROVED USING 201H IN THE PAST 7 YEARS (2015-2022)

201H PROJECTS - PAST 7 YEARS	60-140% AMI	Market	Total
TOTAL 2015-2022*	4,642	1,015	5,657

\*Provided by HHDFC

NOTE: ALL PREVIOUSLY APPROVED 201H PROJECTS HAVE SET UNIT PRICING AND ARE NOT AS IMPACTED BY THE RECENT MORTGAGE RATE INCREASES