
SENATE CONCURRENT RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO
DEVELOP A PLAN TO PRODUCE SUFFICIENT HOUSING TO MEET THE
STATE'S DEMAND.

1 WHEREAS, the State is experiencing a severe housing
2 shortage, which has impacted the ability of many local families
3 representing a wide range of household incomes to remain in
4 Hawaii; and

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6 WHEREAS, according to the 2019 Hawaii Housing Planning
7 Study (2019 Study), there were 532,880 housing units in the
8 State in 2017, of which 45,373 were vacant housing units; and

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10 WHEREAS, in the period between 2010 and 2018, the State
11 produced 26,152 units, or an average of 2,902 units per year for
12 an average annual growth rate of 0.6 percent, which is lower
13 than the 1.3 percent national average; and

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15 WHEREAS, the State has one of the highest rates of vacant
16 unavailable units at 11.2 percent; and

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18 WHEREAS, the 2019 Study projected a demand of 19,328
19 housing units for households making sixty percent of the area
20 median income and under; and

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22 WHEREAS, conversely, the 2019 Study forecasted demand of
23 1,855 rental units for renters earning one hundred twenty
24 percent to one hundred forty percent of the area median income
25 over the same five year period, and over 11,800 ownership units
26 for households earning one hundred twenty percent or greater of
27 the area median income; and

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29 WHEREAS, these figures indicate that there is much greater
30 demand than what the market is currently supplying; and



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WHEREAS, the critical lack of affordable housing is a major barrier to recruiting and maintaining a skilled workforce in the State, with twenty-four percent of Hawaii residents reporting that they intended to move out-of-state, according to the 2019 Study; and

WHEREAS, nearly a quarter of the respondents who planned to leave the State said the high cost and limited availability of housing was one of the problems causing them to move; and

WHEREAS, prioritizing financing for housing production for a broader range of income segments and producing housing in the most efficient means possible will greatly increase housing production in the State; and

WHEREAS, Senate Bill No. 26, S.D. 2, H.D. 2, (Regular Session of 2025) proposes to establish the Affordable Housing Land Inventory Task Force to assess the viability of affordable housing development in transit-oriented zones; and

WHEREAS, a proactive, innovative approach to developing more housing units to address the State's severe housing shortage is necessary to meet existing demand while ensuring residents can remain in the State; now, therefore,

BE IT RESOLVED by the Senate of the Thirty-third Legislature of the State of Hawaii, Regular Session of 2025, the House of Representatives concurring, that the Hawaii Housing Finance and Development Corporation is urged to develop a plan to produce sufficient housing to meet the State's demand; and

BE IT FURTHER RESOLVED that the Hawaii Housing Finance and Development Corporation is requested to include the following into the plan:

- (1) Density and timing of development for projects identified by the Affordable Housing Land Inventory Task Force, should Senate Bill No. 26, S.D. 2, H.D. 2, (Regular Session of 2025) be enacted in any form;
- (2) How to maximize walkability and density;



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- 2 (3) The most efficient and sustainable financial plan and
- 3 needs;
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- 5 (4) Personnel and government capacity needs; and
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- 7 (5) How to overcome barriers to housing supply, such as
- 8 ensuring adequate availability of land, sufficient
- 9 infrastructure, and increasing available financing
- 10 models; and
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12 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
13 Development Corporation is requested to submit a copy of its
14 plan to the Legislature no later than twenty days prior to the
15 convening of the Regular Session of 2026; and

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17 BE IT FURTHER RESOLVED that certified copies of this
18 Concurrent Resolution be transmitted to the Chairperson of the
19 Board of Directors of the Hawaii Housing Finance and Development
20 Corporation and Executive Director of the Hawaii Housing Finance
21 and Development Corporation.

