H.R. NO. 86

## HOUSE RESOLUTION

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

WHEREAS, the State is experiencing a severe housing 1 2 shortage, which has impacted the ability of many local families representing a wide range of household incomes to remain in 3 Hawaii; and 4 5 WHEREAS, according to the 2019 Hawaii Housing Planning 6 Study (2019 Study), there were 532,880 housing units in the 7 State in 2017, of which 45,373 were vacant housing units; and 8 9 WHEREAS, in the period between 2010 and 2018, the State 10 produced 26,152 units, or an average of 2,902 units per year for 11 an average annual growth rate of 0.6 percent, which is lower 12 than the 1.3 percent national average; and 13 14 WHEREAS, the State has one of the highest rates of vacant 15 unavailable units at 11.2 percent; and 16 17 WHEREAS, the Hawaii Housing Finance and Development 18 Corporation has been overbuilding in a very narrow market, 19 namely rental units financed using low-income housing tax 20 credits, which are intended for households earning fifty to 21 sixty percent of the area median income; and 22 23 WHEREAS, the 2019 Study projected a demand of only 1,789 24 rental units for households earning fifty to sixty percent of 25 the area median income over the 2020 - 2025 period; and 26 27 WHEREAS, conversely, the 2019 Study forecasted demand of 28 1,855 rental units for renters earning one hundred twenty 29 percent to one hundred forty percent of the area median income 30 over the same five year period, and over 11,800 ownership units 31 for households earning one hundred twenty percent or greater of 32 the area median income; and 33 34

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WHEREAS, these figures indicate that there is much greater 1 2 demand than what the market is currently supplying; and 3 WHEREAS, the critical lack of affordable housing is a major 4 barrier to recruiting and maintaining a skilled workforce in the 5 State, with twenty-four percent of Hawaii residents reporting 6 7 that they intended to move out-of-state, according to the 2019 Study; and 8 0 WHEREAS, nearly a quarter of the respondents who planned to 10 leave the State said the high cost and limited availability of 11 housing was one of the problems causing them to move; and 12 13 14 WHEREAS, prioritizing financing for housing production for 15 a broader range of income segments and producing housing in the most efficient means possible will greatly increase housing 16 production in the State; and 17 18 WHEREAS, a proactive, innovative approach to developing 19 20 more housing units to address the State's severe housing shortage is necessary to meet existing demand while ensuring 21 residents can remain in the State; now, therefore, 22 23 BE IT RESOLVED by the House of Representatives of the 24 Thirty-third Legislature of the State of Hawaii, Regular Session 25 of 2025, that the Hawaii Housing Finance and Development 26 Corporation is urged to develop a plan to produce sufficient .27 housing needed to meet the State's demand; and 28 29 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and 30 Development Corporation is requested to submit a copy of its 31 plan to the Legislature no later than twenty days prior to the 32 convening of the Regular Session of 2026; and 33 34 BE IT FURTHER RESOLVED that certified copies of this 35 Resolution be transmitted to the Chairperson of the Board of 36 37 Directors of the Hawaii Housing Finance and Development

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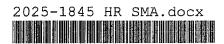
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Corporation and Executive Director of the Hawaii Housing Finance and Development Corporation. GFFERED BY:

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