

MAR 17 2009

SENATE CONCURRENT RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO
CONVENE A TASK FORCE TO REVIEW STATE AND COUNTY AFFORDABLE
HOUSING APPROVAL REQUIREMENTS AND PROCEDURES.

1 WHEREAS, according to a Wharton Residential Land Use
2 Regulation National Study, published in October 2006, Hawaii is
3 the most intensely regulated state, based on a nationwide survey
4 of local land use control environments; and

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6 WHEREAS, according to the 3rd and 4th Annual Demographia
7 International Housing Affordability Surveys, compiled by Wendell
8 Cox and Hugh Pavletich in 2007 and 2008, Hawaii is the fourth
9 most regulated in the world; and

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11 WHEREAS, affordable housing projects go through lengthy
12 state and county review procedures before a project is approved;
13 and

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15 WHEREAS, while section 201H-38, Hawaii Revised Statutes,
16 provides for an "expedited" approval process for housing
17 projects, these projects are subject to restrictions at both the
18 state and county levels and not all projects meet the
19 requirements; and

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21 WHEREAS, in addition, the four counties have different
22 review procedures, requiring different information, different
23 forms, and a different approval order; and

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25 WHEREAS, the differing county review procedures, in
26 combination with required state approvals, add to the overall
27 project's development time and consequently the total project
28 cost; and

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30 WHEREAS, the continuing statewide shortage of affordable
31 housing requires the State and counties to consider alternatives



1 to decrease the cost and time required to develop affordable
2 housing projects; now, therefore,

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4 BE IT RESOLVED by the Senate of the Twenty-fifth
5 Legislature of the State of Hawaii, Regular Session of 2009, the
6 House of Representatives concurring, that the Hawaii Housing
7 Finance and Development Corporation is urged to convene a task
8 force to review state and county affordable housing approval
9 requirements and procedures; and

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11 BE IT FURTHER RESOLVED that the Corporation, with the
12 assistance of the four counties, is requested to identify a
13 core, standardized affordable housing approval procedure that
14 each county can adopt; and

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16 BE IT FURTHER RESOLVED that the Corporation is requested to
17 consult with other state agencies, private developers, and
18 nonprofit housing organizations regarding the recommendations
19 for a standardized, affordable housing approval procedure for
20 the counties; and

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22 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
23 Development Corporation report its findings and recommendations,
24 including any proposed county or state legislation, to the
25 Legislature no later than twenty days prior to the convening of
26 the Regular Session of 2010; and

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28 BE IT FURTHER RESOLVED that certified copies of this
29 Concurrent Resolution be transmitted to the Executive Director
30 of the Hawaii Housing Finance and Development Corporation and
31 the Mayors of the four counties.

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OFFERED BY: Norman Sakom
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