

---

---

# HOUSE CONCURRENT RESOLUTION

REQUESTING THE COUNTIES TO CONSIDER PROVIDING INCENTIVES FOR DEVELOPERS TO DEVELOP HOUSING FOR HOUSEHOLDS EARNING LESS THAN EIGHTY PERCENT OF THE AREA MEDIAN INCOME.

1           WHEREAS, there is an immediate and critical need to  
2 increase the availability of affordable housing in the State;  
3 and

4  
5           WHEREAS, the State has an extremely high cost of living,  
6 and housing is one of the most challenging issues that local  
7 residents face; and

8  
9           WHEREAS, according to the Honolulu Board of Realtors, the  
10 median sales price for August 2016 was \$747,500 for a single  
11 family home and \$398,000 for a condominium; and

12  
13           WHEREAS, at these prices, it is nearly impossible for the  
14 average local resident to afford such a home; and

15  
16           WHEREAS, according to the 2011 Hawaii Housing Planning  
17 Study, as many as 50,000 new housing units need to be built  
18 between 2012 and 2016 to meet the new demand generated by  
19 changing demographic and economic conditions; and

20  
21           WHEREAS, of these needed housing units, more than 6,000  
22 would need to be ownership units and 13,000 would need to be  
23 rental units for households earning less than 80 percent of the  
24 area median income (AMI); and

25  
26           WHEREAS, there have been instances when the lack of  
27 infrastructure capacity, or the high costs of improving the  
28 infrastructure capacity, have delayed development projects that  
29 could have added to the housing stock for low-income households;  
30 and



1 WHEREAS, because of the many challenges in developing  
2 affordable housing, one of the ways to encourage developers to  
3 build projects for low-income households is to provide  
4 incentives in areas such as infrastructure capacity costs and  
5 permitting fees; now, therefore,

6  
7 BE IT RESOLVED by the House of Representatives of the  
8 Twenty-ninth Legislature of the State of Hawaii, Regular Session  
9 of 2017, the Senate concurring, that each county council is  
10 requested to consider providing incentives, such as waiving  
11 infrastructure capacity costs and permitting and water fees, for  
12 developers to develop housing for households earning less than  
13 80 percent AMI; and

14  
15 BE IT FURTHER RESOLVED that each county council is  
16 encouraged to develop a sliding scale of incentives based on the  
17 affordability of the housing units in the housing project and to  
18 consider how that sliding scale would encourage developers to  
19 develop more housing projects for households earning less than  
20 80 percent AMI and households earning 80 to 140 percent AMI; and

21  
22 BE IT FURTHER RESOLVED that certified copies of this  
23 Concurrent Resolution be transmitted to the council members of  
24 the City and County of Honolulu, County of Hawaii, County of  
25 Kauai, and County of Maui; Chairperson of the Honolulu Board of  
26 Water Supply; Chairperson of the Water Board of the County of  
27 Hawaii; Chairperson of the Maui Board of Water Supply; and Chair  
28 of the Kauai Water Board.

