

MAR - 6 2020

SENATE CONCURRENT RESOLUTION

REQUESTING THE COUNTIES TO STUDY HOW INCLUSIONARY ZONING IMPACTS
HOUSING SUPPLY.

1 WHEREAS, inclusionary zoning is a housing policy that
2 requires a certain percentage of housing units in a new
3 residential development to be priced as affordable for people
4 with low to moderate incomes; and
5

6 WHEREAS, among the goals of inclusionary zoning policies
7 include promoting economic and racial integration, providing
8 access to opportunities such as better employment and schools
9 for poor and working families, and increasing the supply of
10 affordable housing; and
11

12 WHEREAS, research on inclusionary zoning policies indicates
13 that inclusionary zoning can actually reduce the amount of
14 affordable housing available in a particular area; and
15

16 WHEREAS, this unintended effect results from, among other
17 factors, developers building high rent housing in the same
18 project in order to subsidize the affordable housing units, or
19 developers choosing not to build in areas in which inclusionary
20 zoning applies and instead building in areas where there is no
21 inclusionary zoning; and
22

23 WHEREAS, there is a severe shortage of affordable housing
24 across the State, and some or all of the counties have adopted
25 inclusionary zoning policies in an attempt to increase the
26 supply of affordable housing; and
27

28 WHEREAS, to ensure that these inclusionary zoning policies
29 increase affordable housing instead of having the unintended
30 effect of decreasing the supply of affordable housing; now,
31 therefore,
32



S.C.R. NO. 146

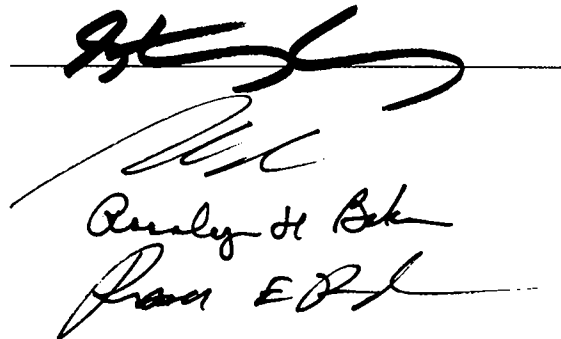
1 BE IT RESOLVED by the Senate of the Thirtieth Legislature
 2 of the State of Hawaii, Regular Session of 2020, the House of
 3 Representatives concurring, that the counties that have
 4 implemented inclusionary zoning policies are requested to
 5 conduct a study of how those policies impact the affordable
 6 housing inventory within those counties; and

7
 8 BE IT FURTHER RESOLVED that the study shall include:

- 9
 10 (1) How the inclusionary zoning policy affected the
 11 production of new housing supply;
 12
 13 (2) How many units built under the inclusionary zoning
 14 policy are still owned by the first buyers;
 15
 16 (3) How many units built under the inclusionary zoning
 17 policy have been resold;
 18
 19 (4) How many units built under the inclusionary zoning
 20 policy still have an owner-occupancy exemption;
 21
 22 (5) What profits were realized by the first buyers who
 23 sold their units built under the inclusionary zoning
 24 policy; and
 25
 26 (6) Any other impacts the inclusionary zoning policy had
 27 on the housing market; and

28
 29 BE IT FURTHER RESOLVED that certified copies of this
 30 Concurrent Resolution be transmitted to the mayor of each
 31 county.
 32
 33
 34

OFFERED BY:



The block contains three handwritten signatures. The first is a large, bold signature that appears to be 'John E. ...'. Below it is a smaller signature that appears to be 'Aunty H. ...'. The third signature is 'John E. ...' written in a different style. The signatures are written over a horizontal line.

