

MAR 06 2020

SENATE 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
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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
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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
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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
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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
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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,
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33 BE IT RESOLVED by the Senate of the Thirtieth Legislature
34 of the State of Hawaii, Regular Session of 2020, that the
35 counties that have implemented inclusionary zoning policies are



1 requested to conduct a study of how those policies impact the
2 affordable housing inventory within those counties; and

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4 BE IT FURTHER RESOLVED that the study shall include:

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6 (1) How the inclusionary zoning policy affected the
7 production of new housing supply;

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9 (2) How many units built under the inclusionary zoning
10 policy are still owned by the first buyers;

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12 (3) How many units built under the inclusionary zoning
13 policy have been resold;

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15 (4) How many units built under the inclusionary zoning
16 policy still have an owner-occupancy exemption;

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18 (5) What profits were realized by the first buyers who
19 sold their units built under the inclusionary zoning
20 policy; and

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22 (6) Any other impacts the inclusionary zoning policy had
23 on the housing market; and



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25 BE IT FURTHER RESOLVED that certified copies of this
26 Resolution be transmitted to the mayor of each county.

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OFFERED BY: 

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