

JAN 21 2021

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, the goals of inclusionary zoning policies include
7 promoting economic and racial integration, providing access to
8 opportunities such as better employment and schools for poor and
9 working families, and increasing the supply of affordable
10 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
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22 WHEREAS, there is a severe shortage of affordable housing
23 across the State, and some or all of the counties have adopted
24 inclusionary zoning policies in an attempt to increase the
25 supply of affordable housing; and
26

27 WHEREAS, to ensure that these inclusionary zoning policies
28 are increasing affordable housing instead of having the
29 unintended opposite effect of decreasing the supply of
30 affordable housing; now, therefore,
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32 BE IT RESOLVED by the Senate of the Thirty-first
33 Legislature of the State of Hawaii, Regular Session of 2021,
34 that the counties that have implemented inclusionary zoning
35 policies are requested to conduct a study of how those policies

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1 impact the affordable housing inventory within those counties;
2 and

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4 BE IT FURTHER RESOLVED that the study is requested to
5 address:

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

26 BE IT FURTHER RESOLVED that certified copies of this
27 Resolution be transmitted to the mayor of each county.
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29
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OFFERED BY: 

