

STAND. COM. REP. NO. 1312

Honolulu, Hawaii  
MAR 24, 2021

RE: H.C.R. No. 167  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-First State Legislature  
Regular Session of 2021  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.C.R. No. 167 entitled:

"HOUSE CONCURRENT RESOLUTION REQUESTING THE OFFICE OF PLANNING TO CONVENE A TASK FORCE TO REVIEW AFFORDABLE SALES GUIDELINES IN HAWAII AND OTHER HIGH-COST AREAS TO DETERMINE A METHODOLOGY FOR SETTING REALISTIC SALES PRICES FOR AFFORDABLE HOUSING IN THE STATE,"

begs leave to report as follows:

The purpose of this measure is to request the Office of Planning to convene a Multi-Agency Affordable Housing Task Force to review affordable sales guidelines in Hawaii and other high-cost areas to determine a methodology for setting realistic sales prices for affordable housing in the State.

Your Committee received testimony in support of this measure from the Hawaii Community Development Authority and two individuals. Your Committee received comments on this measure from the Office of Planning and Hawaii Housing Finance and Development Corporation.

Your Committee finds that there is a severe shortage of affordable homes in the State. Your Committee also finds that the affordability crisis is attributed in large part to the fact that incomes have not kept pace with housing costs. Your Committee



further finds that if the State and counties want to provide for-sale homes that residents can afford on typical wages earned in Hawaii, the definition of affordable sales prices needs to more accurately reflect what households in the State can realistically afford.

Your Committee further finds that the State, counties, and various housing agencies use different methodologies to define affordable sales prices, which creates confusion among consumers. Exploring how affordable sales guidelines are calculated in the State and determining a uniform definition of affordable housing in the State will encourage potential homeowners to plan and obtain assistance with purchasing a home.

Your Committee has amended this measure by:

- (1) Amending the requested responsibilities of the Multi-Agency Affordable Housing Task Force to:
  - (A) Include exploring how affordable sales guidelines are calculated in Hawaii; and
  - (B) Remove the request for the task force to determine a uniform methodology for setting sales prices for affordable housing and generate a report regarding best practices and policies from other high-cost areas;
- (2) Requesting the Executive Director of the Hawaii Housing Finance and Development Corporation to serve as chairperson of the task force;
- (3) Removing the request for the Office of Planning to provide administrative support for the task force;
- (4) Requesting that the task force submit its report to the Legislature twenty days prior to the convening of the Regular Session of 2023, rather than 2022;
- (5) Changing the title to read: "REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO CONVENE A MULTI-AGENCY AFFORDABLE HOUSING TASK FORCE TO DETERMINE A UNIFORM DEFINITION OF AFFORDABLE HOUSING IN THE STATE.";



- (6) Requesting that certified copies of this measure be transmitted to the county mayors and Director of the Hawaii Budget & Policy Center; and
- (7) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of H.C.R. No. 167, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as H.C.R. No. 167, H.D. 1.

Respectfully submitted on  
behalf of the members of the  
Committee on Housing,



NADINE K. NAKAMURA, Chair



