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## HOUSE RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO  
ENCOURAGE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS TO  
ABET HAWAII'S HOUSING CRISIS

1           WHEREAS, Hawaii presently suffers from a critical housing  
2 shortage, with as many as 50,000 new housing units projected to  
3 be necessary statewide in just the next few years; and

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5           WHEREAS, housing continues to become an increasing  
6 financial hardship, with the median price of a single-family  
7 home averaging \$1,000,000 and a condominium averaging \$500,000;  
8 and

9  
10          WHEREAS, the cost of renting too continues to rise, with  
11 more and more of our younger generations projecting they will  
12 rent all their lives as high prices prohibit their ability to  
13 save enough for a down payment; and

14  
15          WHEREAS, accessory dwelling units, often referred to as  
16 ADUs, are a legal alternative to illegal rental units and are  
17 similar to ohana dwelling units, but with less restrictions,  
18 particularly the absence of the requirement that the unit be  
19 rented to a family member only; and

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21          WHEREAS, accessory dwelling units cost less than  
22 traditional housing units because there is no need to purchase  
23 additional land for the structure and construction costs are  
24 considerably less,

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26          WHEREAS, promoting the construction of accessory dwelling  
27 units can offer a multitude of benefits, including alleviating  
28 our state's housing shortage, providing another affordable



1 housing option, and allowing those who develop the unit to make  
2 extra income,

3  
4 BE IT RESOLVED by the House of Representatives of the  
5 Thirty-second Legislature of the State of Hawaii, Regular  
6 Session of 2023, that this body urges the Hawaii Housing Finance  
7 and Development Corporation to create a program that offers  
8 financial assistance for the private development of accessory  
9 dwelling units on a dollar to dollar match up to a maximum of  
10 \$50,000; and

11  
12 BE IT FURTHER RESOLVED that the program consider requiring  
13 the accessory dwelling unit be rented to a participant of IHS  
14 and for a period of at least two years; and

15  
16 BE IT FURTHER RESOLVED that the State of Hawaii also  
17 consider a tax incentive, such as a tax holiday on the income  
18 generated by rental sales on an accessory dwelling unit for a  
19 period following the unit's initial use as an affordable rental;  
20 and

21  
22 BE IT FURTHER RESOLVED that certified copies of this  
23 Resolution be transmitted to the Hawaii Housing Finance and  
24 Development Corporation, the Hawaii Department of Taxation, the  
25 Governor of the State of Hawaii, members of the House of  
26 Representatives of the State of Hawaii, and members of the  
27 Senate of the State of Hawaii.

28  
29  
30 OFFERED BY:



MAR 10 2023

