

MAR 10 2023

SENATE CONCURRENT RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO
ADOPT ADMINISTRATIVE RULES TO CREATE A PATHWAY TO CREATING
A PROCESS UNDER SECTION 201H-38, HAWAII REVISED STATUTES,
FOR HOUSING PROJECTS THAT ARE EXCLUSIVELY AVAILABLE TO
HAWAII RESIDENTS WHO WOULD BE OWNER- OR RENTER-OCCUPANTS
AND WHO OWN NO OTHER REAL PROPERTY.

1 WHEREAS, the State is experiencing an unprecedented housing
2 crisis; and

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4 WHEREAS, the Hawaii Housing Finance and Development
5 Corporation (HHFDC) has a mission to oversee affordable housing
6 projects in the State through the development and financing of
7 low- and moderate-income housing projects and homeownership
8 programs; and

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10 WHEREAS, pursuant to existing administrative rules, HHFDC
11 requires certain housing projects to offer half of the available
12 units to buyers whose income is at or below one hundred forty
13 percent of the area median income; and

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15 WHEREAS, section 201H-38, Hawaii Revised Statutes,
16 authorizes certain exemptions from statutes, ordinances, charter
17 provisions, and rules relating to planning, zoning, development
18 and improvement of land, and construction standards for certain
19 housing projects developed by HHFDC or with an eligible
20 developer under a government assistance program, defined as any
21 housing program qualified by HHFDC and administered or operated
22 by HHFDC or the United States, or any of their political
23 subdivisions, agencies, or instrumentalities, corporate or
24 otherwise; and

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26 WHEREAS, housing projects eligible for an exemption under
27 section 201H-38, Hawaii Revised Statutes, must meet the
28 following criteria:
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- 1 (1) The housing project is consistent with the purpose and
- 2 intent of chapter 201H, Hawaii Revised Statutes, and
- 3 meets minimum requirements of health and safety;
- 4
- 5 (2) The proposed housing project does not contravene
- 6 health or safety standards or Public Utilities
- 7 Commission or county boards of water supply, tariffs,
- 8 rates, or fees; and
- 9
- 10 (3) The legislative body of the county in which the
- 11 housing project is located approves the project with
- 12 or without modifications, and the land use commission
- 13 makes a determination on any boundary changes, under
- 14 certain conditions; and
- 15

16 WHEREAS, residential units at all price points are needed
 17 to solve the chronic housing shortage for residents; now,
 18 therefore,

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20 BE IT RESOLVED by the Senate of the Thirty-second
 21 Legislature of the State of Hawaii, Regular Session of 2023, the
 22 House of Representatives concurring, that the Hawaii Housing
 23 Finance and Development Corporation is urged to adopt
 24 administrative rules to create a pathway to the housing creation
 25 process under section 201H-38, Hawaii Revised Statutes, for
 26 housing projects that are exclusively available to Hawaii
 27 residents who would be owner- or renter-occupants and who own no
 28 other real property; and

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30 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
 31 Development Corporation is urged to adopt administrative rules
 32 that create a second pathway to the housing creation process
 33 under section 201H-38, Hawaii Revised Statutes, for housing
 34 projects that are exclusively available to Hawaii residents who
 35 would be owner- or rental-occupants and who own no other real
 36 property, which is requested to be in addition to existing
 37 pathways under Hawaii Administrative Rules, that require
 38 one-half of all units in a housing project to be available for
 39 buyers whose income is at or below one hundred forty percent of
 40 the area median income; and

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S.C.R. NO. 212

1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the Governor; Executive
3 Director of the Hawaii Housing Finance and Development
4 Corporation; Chairperson of the Hawaii Housing Finance and
5 Development Corporation Board of Directors; Chief Housing
6 Officer; and Director of Business, Economic Development, and
7 Tourism.

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OFFERED BY:

A handwritten signature in black ink, appearing to be 'A. S. L.', is written over a horizontal line.

