

MAR 08 2024

SENATE RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO ADOPT ADMINISTRATIVE RULES THAT PREEMPT THE COUNTIES FROM IMPOSING RESIDENTIAL INCOME REQUIREMENTS ON HOUSING PROJECTS SUBJECT TO SECTION 201H-38, HAWAII REVISED STATUTES, THAT ARE LOWER THAN THOSE ADOPTED OR ESTABLISHED BY THE STATE.

1 WHEREAS, the State has a pervasive housing crisis; and

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3 WHEREAS, the State has both the highest median home prices
4 and the highest level of regulation on housing development,
5 placing stress on residents and housing developers within the
6 State; and

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8 WHEREAS, there exists inconsistent housing regulations
9 between the State and counties that contribute to the State's
10 high home prices; and

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12 WHEREAS, pursuant to section 201H-38, Hawaii Revised
13 Statutes, the legislative bodies of each county are authorized
14 to approve, modify, or disapprove certain affordable housing
15 projects subject to residential income requirements established
16 by each county; and

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18 WHEREAS, the State's housing strategies are undermined when
19 the residential income requirements on housing projects
20 established by the counties are lower than those adopted or
21 established by the State; now, therefore,

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23 BE IT RESOLVED by the Senate of the Thirty-second
24 Legislature of the State of Hawaii, Regular Session of 2024,
25 that the Hawaii Housing Finance and Development Corporation
26 (HHFDC) is requested to adopt administrative rules that preempt
27 the counties from imposing residential income requirements on
28 housing projects subject to section 201H-38, Hawaii Revised
29 Statutes, lower than those adopted or established by the State;
30 and
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1 BE IT FURTHER RESOLVED that the HHFDC is requested to amend
2 its application process for developers seeking expedited
3 processing and exemptions for housing projects pursuant to
4 chapter 201H, Hawaii Revised Statutes, to preempt any
5 affordability threshold criteria established by any county that
6 is lower than those adopted or established by the State; and
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8 BE IT FURTHER RESOLVED that certified copies of this
9 Resolution be transmitted to the Governor; Executive Director of
10 the Hawaii Housing Finance and Development Corporation;
11 Chairperson of the Hawaii Housing Finance and Development
12 Corporation Board of Directors; Chief Housing Officer; and
13 Director of Business, Economic Development, and Tourism.
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OFFERED BY: 

