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# SENATE RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO ADOPT ADMINISTRATIVE RULES TO CREATE A PROCESS UNDER SECTION 201H-38, HAWAII REVISED STATUTES, FOR HOUSING PROJECTS EXCLUSIVELY FOR SALE OR RENT TO QUALIFIED RESIDENTS AS DEFINED IN SECTION 201H-32, HAWAII REVISED STATUTES, WHO ARE DEEMED TO BE MODERATE-INCOME HOUSEHOLDS.

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) is tasked with overseeing 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;
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- 5 (2) The proposed housing project does not contravene
- 6 health or safety standards or tariffs, rates, or fees
- 7 established by the Public Utilities Commission or
- 8 county boards of water supply; and
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- 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
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16 WHEREAS, residential units at all price points are needed  
 17 to solve the chronic housing shortage for residents; now,  
 18 therefore,

19  
 20 BE IT RESOLVED by the Senate of the Thirty-second  
 21 Legislature of the State of Hawaii, Regular Session of 2024,  
 22 that the Hawaii Housing Finance and Development Corporation is  
 23 urged to adopt administrative rules to create a process under  
 24 section 201H-38, Hawaii Revised Statutes, for housing projects  
 25 exclusively for sale or rent to qualified residents as defined  
 26 in section 201H-32, Hawaii Revised Statutes, who are deemed to  
 27 be moderate-income households; and

28  
 29 BE IT FURTHER RESOLVED that this process is requested to be  
 30 in addition to, and not in lieu of, current processes under the  
 31 Hawaii Administrative Rules that require half of all units to be  
 32 available for buyers whose income is at or below one hundred  
 33 forty percent of the area median income; and

34  
 35 BE IT FURTHER RESOLVED that certified copies of this  
 36 Resolution be transmitted to the Governor; Executive Director of  
 37 the Hawaii Housing Finance and Development Corporation;  
 38 Chairperson of the Hawaii Housing Finance and Development  
 39 Corporation Board of Directors; Chief Housing Officer; and  
 40 Director of Business, Economic Development, and Tourism.

