

MAR 08 2024

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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30 (1) The housing project is consistent with the purpose and
31 intent of chapter 201H, Hawaii Revised Statutes, and
32 meets minimum requirements of health and safety;



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(2) The proposed housing project does not contravene health or safety standards or tariffs, rates, or fees established by the Public Utilities Commission or county boards of water supply; and

(3) The legislative body of the county in which the housing project is located approves the project with or without modifications, and the Land Use Commission makes a determination on any boundary changes, under certain conditions; and

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

BE IT RESOLVED by the Senate of the Thirty-second Legislature of the State of Hawaii, Regular Session of 2024, that the HHFDC is urged 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; and

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

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

OFFERED BY: 

