
SENATE CONCURRENT RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO
CONVENE A TASK FORCE TO REVIEW STATE AND COUNTY AFFORDABLE
HOUSING APPROVAL REQUIREMENTS AND PROCEDURES.

1 WHEREAS, according to a Wharton Residential Land Use
2 Regulation National Study, published in October 2006, Hawaii is
3 the most intensely regulated state, based on a nationwide survey
4 of local land use control environments; and

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6 WHEREAS, affordable housing projects go through lengthy
7 state and county review procedures before a project is approved;
8 and

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10 WHEREAS, while section 201H-38, Hawaii Revised Statutes,
11 provides for an "expedited" approval process for housing
12 projects, these projects are subject to restrictions at both the
13 state and county levels and not all projects meet the
14 requirements; and

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16 WHEREAS, in addition, the four counties have different
17 review procedures, requiring different information, different
18 forms, and a different approval order; and

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20 WHEREAS, the differing county review procedures, in
21 combination with required state approvals, add to the overall
22 project's development time and consequently the total project
23 cost; and

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25 WHEREAS, the continuing statewide shortage of affordable
26 housing requires the State and counties to consider alternatives
27 to decrease the cost and time required to develop affordable
28 housing projects; now, therefore,

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30 BE IT RESOLVED by the Senate of the Twenty-fifth
31 Legislature of the State of Hawaii, Regular Session of 2009, the
32 House of Representatives concurring, that the Hawaii Housing

1 Finance and Development Corporation is urged to convene a task
2 force to review state and county affordable housing approval
3 requirements and procedures; and
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5 BE IT FURTHER RESOLVED that the Corporation, with the
6 assistance of the four counties, is requested to identify core
7 affordable housing approval procedures that each county can
8 adopt; and
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10 BE IT FURTHER RESOLVED that the Corporation is requested to
11 consult with other state and county agencies, county legislative
12 bodies, private developers, and nonprofit housing organizations
13 regarding the recommendations for core affordable housing
14 approval procedures for the counties; and
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16 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
17 Development Corporation report its findings and recommendations,
18 including any proposed county or state legislation, to the
19 Legislature no later than twenty days prior to the convening of
20 the Regular Session of 2010; and
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22 BE IT FURTHER RESOLVED that certified copies of this
23 Concurrent Resolution be transmitted to the Executive Director
24 of the Hawaii Housing Finance and Development Corporation, the
25 Mayors of the four counties, directors of the county housing
26 agencies, and chairs of the county councils.