

SPECIAL ACTION TEAM ON AFFORDABLE RENTAL HOUSING

ACT 127, SLH 2016 (SB 2561 SD2 HD1 CD1)

PURPOSE

- Establishes a statewide affordable rental housing goal
- Establishes a special action team on affordable rental housing to make recommendations on actions to promote rental housing

SUMMARY

Between 2015 and 2025, Hawaii will require an additional 64,700 housing units to meet projected long-term housing demand. Of this amount, 22,247 households of all income levels will require rental units.

The need for affordable rental units is acute for households with low incomes. Further, 95% of rental unit tenants have a household income of less than 140% of median Hawaii income. There are a number of factors contributing to the lack of affordable rental housing, and such lack of affordable rental housing leads to impacts to social, community, and the economy.

Statewide Affordable Rental Housing Goal

22,500

- Met by State Government, by itself or jointly with other parties
- Ready for occupancy between January 1, 2017 and December 31, 2026
- Goal may be met through conversions (non-affordable to affordable) or new developments

Special Action Team on Affordable Rental Housing

- Established for administrative purposes within the Office of Planning
- Effective June 29, 2016 through December 31, 2019
- Special purpose of recommending actions to increase supply of rental housing, particularly rental housing affordable to low- and moderate-income families.
- 11 members – Office of Planning, Hawaii Housing Finance and Development Corporation, Member of the House of Representatives, Member of the Senate, County representatives (4), members of the public (3) appointed by the Governor.
- Designees may be named.





SPECIAL ACTION TEAM DUTIES / DELIVERABLES

- Recommend to the Governor, Legislature, and others, **actions to be taken** to achieve 22,500 affordable rental housing unit goal by December 31, 2026
- Establish **performance measures and timelines** for the development of affordable rental housing units for the listed increments of area median incomes
- Address and make recommendations to **reconcile public interests** that may compete against and restrict development of rental housing including regulatory burden, preservation of the environment, protection of quality of life of surrounding communities, devotion of scarce public resources for mixed-use projects; reluctance to use more public lands for affordable rental housing development, and preference for low-density dwelling units
- Develop a **ten-year plan** that identifies state, county, and private parcels of land that are suitable for affordable housing units; **incorporation of ten-year plan into the State Housing Plan**
- Submit **legislation proposing an update of the Hawaii State Planning Act** to include the State Housing Plan for 2017 Session
- Submit **annual reports** to the Legislature for 2017, 2018, and 2019 Sessions

SPECIAL ACTION TEAM MEETINGS

To be determined by the Special Action Team. Inaugural meeting in August 2016

Contact Us

Special Action Team on Affordable Rental Housing

c/o Office of Planning

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