Special Action Team on Affordable Rental Housing

Ten-Year Plan

Office of Planning, State of Hawai‘i
November 16, 2018

Special Action Team on Affordable Rental Housing

- Established pursuant to Act 127, SLH 2016
- 13 members – County and State Housing Agencies; Legislature; and Public Members representing affordable housing advocacy, non-profit developers and for-profit developers
- Duties of the Special Action Team:
  - Develop a ten-year plan that identifies land that are suitable for affordable housing units
  - Provide performance measures and recommendations on how to achieve completion of 22,500 affordable rental units statewide by December 31, 2026
- Special Action Team sunsets on December 31, 2019

Office of Planning (Chair)
HHFDC
HCDA
HPHA
Member of the State Senate
Member of the State House
Kauai Housing Director
City & County of Honolulu Housing Director
Maui County Housing Director
Hawaii County Housing Director
Public – Affordable Housing Advocacy
Public – Non-profit Developers
Public – For-profit Developers
Ten-Year Plan

- Identification of County, State and Private Lands that are suitable for affordable housing units

- Baseline of affordable rental units currently under development [final entitlement(s) after Jan 1, 2017 and anticipated to be completed by Dec 31, 2026]

- Identification of barriers to affordable rental housing units

- Identification of Priority Projects per respective County

- Implementing Actions to achieve affordable rental housing goals

Ten-Year Plan: Identification of County, State and Private Lands

<table>
<thead>
<tr>
<th>TIER 1</th>
<th>County-owned (acres)</th>
<th>State-owned (acres)</th>
<th>Privately-owned (acres)</th>
<th>Total (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Honolulu Co.</td>
<td>446</td>
<td>1,548</td>
<td>1,863</td>
<td>3,857</td>
</tr>
<tr>
<td>Kauai Co.</td>
<td>88</td>
<td>149</td>
<td>398</td>
<td>635</td>
</tr>
<tr>
<td>Maui Co.</td>
<td>257</td>
<td>539</td>
<td>1,189</td>
<td>1,985</td>
</tr>
<tr>
<td>Hawaii Co.</td>
<td>96</td>
<td>557</td>
<td>3,558</td>
<td>4,211</td>
</tr>
<tr>
<td>Total Statewide</td>
<td>887</td>
<td>2,793</td>
<td>7,008</td>
<td>10,688</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TIER 2</th>
<th>County-owned (acres)</th>
<th>State-owned (acres)</th>
<th>Privately-owned (acres)</th>
<th>Total (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Honolulu Co.</td>
<td>1,708</td>
<td>2,741</td>
<td>2,110</td>
<td>6,559</td>
</tr>
<tr>
<td>Kauai Co.</td>
<td>115</td>
<td>236</td>
<td>2,586</td>
<td>2,937</td>
</tr>
<tr>
<td>Maui Co.</td>
<td>15</td>
<td>516</td>
<td>4,439</td>
<td>4,970</td>
</tr>
<tr>
<td>Hawaii Co.</td>
<td>164</td>
<td>1,200</td>
<td>11,010</td>
<td>12,374</td>
</tr>
<tr>
<td>Total Statewide</td>
<td>2,002</td>
<td>4,693</td>
<td>20,145</td>
<td>26,840</td>
</tr>
</tbody>
</table>
Ten-Year Plan: Identification of County, State and Private Lands

<table>
<thead>
<tr>
<th>TIER 3</th>
<th>County-owned (acres)</th>
<th>State-owned (acres)</th>
<th>Privately-owned (acres)</th>
<th>Total (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Honolulu Co.</td>
<td>1,104</td>
<td>13,104</td>
<td>80,695</td>
<td>94,903</td>
</tr>
<tr>
<td>Kauai Co.</td>
<td>265</td>
<td>20,283</td>
<td>39,508</td>
<td>60,056</td>
</tr>
<tr>
<td>Maui Co.</td>
<td>1,597</td>
<td>57,112</td>
<td>248,054</td>
<td>306,763</td>
</tr>
<tr>
<td>Hawaii Co.</td>
<td>4,344</td>
<td>301,238</td>
<td>687,945</td>
<td>993,527</td>
</tr>
<tr>
<td>Total Statewide</td>
<td>7,310</td>
<td>391,737</td>
<td>1,056,202</td>
<td>1,455,249</td>
</tr>
</tbody>
</table>

Ten-Year Plan: Baseline of Affordable Rental Units

- Units counted towards the 22,500 unit goal must meet the following criteria (set in Act 127):
  - Existing units as of December 31, 2016, converted to affordable rental units by December 31, 2026, **shall** be counted towards the 22,500 unit goal
  - Affordable rental units that have all entitlements for construction on or before December 31, 2016, but are completed and ready for occupancy after that date, **shall not** be counted towards the 22,500 unit goal

- As of January 1, 2017: Baseline of 187 affordable rental units being developed

- As of June 30, 2018 (being developed or in the pipeline):
  - Honolulu Co. 40 projects / 8,375 affordable units
  - Kauai Co. 6 projects / 435 affordable units
  - Maui Co. 16 projects / 2,432 affordable units
  - Hawaii Co. 22 projects / 1,202 affordable units
Ten-Year Plan: Identification of Barriers

- Use of Public Lands
- Adequate Infrastructure
- Funding
- Regulations and Permitting
- Preservation of existing stock of affordable housing

Ten-Year Plan: Identification of County Priority Projects

<table>
<thead>
<tr>
<th>County</th>
<th>No. of Projects</th>
<th>Acres</th>
<th>Approx. Affordable Rental Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Min</td>
</tr>
<tr>
<td>Honolulu Co.</td>
<td>11</td>
<td>288</td>
<td>4439</td>
</tr>
<tr>
<td>Kauai Co.</td>
<td>5</td>
<td>52</td>
<td>301</td>
</tr>
<tr>
<td>Maui Co.</td>
<td>5</td>
<td>339</td>
<td>--</td>
</tr>
<tr>
<td>Hawaii Co.</td>
<td>10</td>
<td>117</td>
<td>242*</td>
</tr>
</tbody>
</table>

* Projected minimum and maximum affordable rental units for 3 of 10 projects.
Ten-Year Plan: Implementing Actions

▪ Achievement of Goal
  ▪ Pursue county priority projects
  ▪ Pursue the use of County or State lands in Tier 1

▪ Address Barriers to Rental Housing
  ▪ Increase participation from state and county entities to develop on state lands
  ▪ Encourage public-private partnerships

▪ Address Infrastructure Challenges
  ▪ Facilitate investment in the financing of regional infrastructure improvements

▪ Streamline/Eliminate Duplication of Regulation and Permitting for Affordable Rental Housing
  ▪ Examine potential of a consolidated affordable housing application and approval process

▪ Preserving Existing Stock of Affordable Housing
  ▪ Facilitate the acquisition and/or rehabilitation of rental housing units

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Mahalo!

Office of Planning
Department of Business, Economic Development & Tourism
State of Hawai‘i

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http://planning.hawaii.gov