



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

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

TIER 2	County-owned (acres)	State-owned (acres)	Privately-owned (acres)	Total (acres)
Honolulu Co.	1,708	2,741	2,110	6,559
Kauai Co.	115	236	2,586	2,937
Maui Co.	15	516	4,439	4,970
Hawaii Co.	164	1,200	11,010	12,374
Total Statewide	2,002	4,693	20,145	26,840



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

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



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

County	No. of Projects	Acres	Approx. Affordable Rental Units	
			Min	Max
Honolulu Co.	11	288	4439	4472
Kauai Co.	5	52	301	323
Maui Co.	5	339	--	943
Hawaii Co.	10	117	242*	247*

* 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



Mahalo!

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

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