
HOUSE CONCURRENT RESOLUTION

URGING THE RE-CONVENING OF THE AFFORDABLE HOUSING TASK FORCE TO
FURTHER ADDRESS ISSUES OF HOMELESSNESS, PUBLIC HOUSING, AND
AFFORDABLE HOUSING.

1 WHEREAS, over the past several years, the issue of
2 affordable housing came to the forefront of people's minds due
3 to rising home prices driven by a period of unprecedented
4 economic growth in the State; and
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6 WHEREAS, whenever the supply of available housing is less
7 than the demand, low and moderate income housing is often
8 difficult to secure; and
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10 WHEREAS, in these housing markets, land values often
11 outpace the capacity of incomes to keep up, making it difficult
12 or costly to increase housing supply at rents or prices
13 affordable to consumers at income ranges below the local
14 average; and
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16 WHEREAS, the inability to easily find an affordable place
17 to live can cause distress on families and individuals; and
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19 WHEREAS, urban planners also noticed other negative effects
20 on a community's overall health where there is a lack of
21 affordable housing, including making low-cost labor more scarce
22 and increasing the demands on transportation systems; and
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24 WHEREAS, other studies and articles focused on U.S. cities
25 have also been able to link the parallel trends of housing cost
26 increases and declines in enrollment at local schools; and
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28 WHEREAS, according to ACCRA, a non-profit organization that
29 researches community and economic development, Honolulu is the
30 fifth most expensive city to live in the United States; and
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1 WHEREAS, in 2004, the 22nd Hawaii State Legislature passed
2 S.C.R. 135, S.D. 1, which requested the convening of an
3 affordable housing task force; and
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5 WHEREAS, the recommendations of the Affordable Housing Task
6 Force include several long and short timeline strategic plans,
7 priorities and recommendations, suggesting that continuous
8 action be taken; and
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10 WHEREAS, four years have gone by since the first Affordable
11 Housing Task Force meeting, at which they released a six year
12 timeline for long-term plans; and
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14 WHEREAS, in the successive years following the first
15 Affordable Housing Task Force was held, annual Housing Summits
16 have been convened, but not to the widespread collaborative
17 effort that occurred in 2004; and
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19 WHEREAS, the successes that the state has had stem from
20 actions that are rooted in a philosophy and mindset of
21 empowering individuals to "escalate" through the continuum of
22 housing, from homelessness to shelter to public housing to
23 affordable rentals and housing to mainstream housing, and
24 viewing each step as a step and not a way of life or foregone
25 conclusion; and
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27 WHEREAS, our State's economic situation, land accessibility
28 and partnerships have now strengthened, suggesting that now
29 would be a good time to further advance the tasks in tackling
30 our homeless situation and re-visiting the short- and long-term
31 goals and priorities of the 2004 Affordable Housing Task Force;
32 and now, therefore,
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34 BE IT RESOLVED by the House of Representatives of the
35 Twenty-fourth Legislature of the State of Hawaii, Regular
36 Session of 2008, the Senate concurring, that the Public Housing
37 Authority and the Homeless Efforts Achieving Results Together
38 (HEART) Team is requested to reconvene the Affordable Housing
39 Task Force to further develop new near- and long-term solutions
40 to Hawaii's affordable housing shortage program, with respect to
41 both ownership and rental markets; and
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43 BE IT FURTHER RESOLVED that the task force should include
44 representatives from the appropriate state, county and federal



1 agencies, developers, financial institutions, the real estate
2 industry, and housing advocacy organizations; and

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4 BE IT FURTHER RESOLVED that the Legislature acknowledges
5 and commends the Affordable Housing Task Force and HEART Team in
6 its efforts to reduce homelessness in Hawaii, including the
7 transition of 684 people into permanent housing, including
8 renting their own rooms or apartments, transitional housing, and
9 other housing arrangements; and

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11 BE IT FURTHER RESOLVED that task force re-visit their
12 discussions of the issues of:

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- 14 (1) Incentives for the development of affordable housing;
- 15 (2) Acceleration of regulatory and permitting processes;
- 16 (3) Infrastructure issues;
- 17 (4) Implementation issues; and
- 18 (5) Incentives for affordable housing financing; and

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20 BE IT FURTHER RESOLVED that the task force further examine
21 possible solutions to the above issues such as the promotion of
22 ownership of public housing units through fee simple purchase,
23 the promotion of public-private partnerships to purchase and/or
24 manage affordable housing projects that the City and County of
25 Honolulu is looking to sell, the possibility of expanded
26 empowerment services in homeless shelters, public housing, and
27 the Section 8 program, the increased promotion of public-private
28 partnerships to develop more affordable rentals on vacant state
29 lands, the possibility of streamlining permitting for affordable
30 and low-income housing at the county level through financial
31 incentives or carving out the permitting of affordable and low-
32 income housing from counties with an expedited state process;
33 and

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35 BE IT FURTHER RESOLVED that the Public Housing Authority is
36 requested to report its findings and recommendations, including
37 proposed legislation, to the Legislature no later than twenty
38 days before the convening of the Regular Session of 2009; and

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40 BE IT FURTHER RESOLVED that certified copies of this
41 Concurrent Resolution be transmitted to Governor, Executive
42 Director of the Public Housing Authority, the Mayors of each
43 county, the directors of the county housing agencies, Executive
44 Director of the Affordable Housing and Homeless Alliance,



H.C.R. NO. 47

1 President of the Hawaii Association of Realtors, President of
 2 the Institute of Real Estate Manangement, President of the
 3 Hawaii Disability Rights Center, Executive Director of the Land
 4 Use Research Foundation of Hawaii, President of the Honolulu
 5 Board of Realtors, and the Executive Director of Catholic
 6 Charities Hawaii.

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OFFERED BY:

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JAN 18 2008

