CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 13-274

RESOLUTION

URGING THE CITY ADMINISTRATION TO DEVELOP AN AFFORDABLE HOUSING POLICY FOR THE CITY'S TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICTS.

WHEREAS, the City is in the process of preparing Neighborhood Transit-Oriented Development Plans and accompanying special district zoning regulations for the 19 rail stations under City jurisdiction; and

WHEREAS, one of the key objectives of transit-oriented development (TOD) is to facilitate the development of housing and employment opportunities in close proximity to the rail transit line; and

WHEREAS, TOD provides a unique opportunity to encourage the development of a range of housing opportunities, with particular emphasis on the development of low-income affordable, and moderate income workforce housing; and

WHEREAS, as used in this resolution, low-income affordable housing refers to rental and for-sale housing options that are affordable to families earning less than 80% of the area median income, and moderate income or workforce housing refers to rental and for sale housing options that are affordable to families earning between 80% and 140% of the area median income; and

WHEREAS, while each of the transit stations is envisioned to fit into one of four station area character typologies, which include "Major Urban Center, "Urban Neighborhood", "Mixed-Use Village", or "Major Destination/Employment Center", each station will also have its own unique identity and market strengths and challenges; and

WHEREAS, the City's current affordable housing policy, as expressed in Resolution 09-241, CD-1, and implemented via Department of Planning and Permitting rules in unilateral agreements attached to and made a part of parcel specific zone changes approved by the City Council, provides that:

> *Unilateral Agreement conditions requiring the provision of affordable housing shall, unless otherwise specified in the Unilateral Agreement due to unique circumstances or unusual opportunities, be implemented by requiring that no less than 30 percent of the total number of dwelling units in the project be affordable to households with incomes not exceeding 140 percent of the median income for Honolulu, with no less than 20 percent of the total number of dwelling units being affordable to households with incomes not exceeding 120 percent of the median*

income, and with no less than 10 percent of the total number of dwelling units being affordable to households with incomes not exceeding 80 percent of the median income;

and

WHEREAS, the adopted Neighborhood Transit-Oriented Development Plans will serve as the basis for new TOD Special District zoning, and existing zoning regulations within the entire TOD zone will be modified or replaced based on recommendations contained in the plan rather than on unilateral agreements attached to owner-initiated, parcel specific zone change requests; and

WHEREAS, the Council finds that the current "one-size-fits-all" affordable housing policy that is applied to all new parcel specific, housing-related zone changes island-wide may not necessarily be the most appropriate policy for the various types of neighborhoods, families, and potential projects within the TOD Special Districts; and

WHEREAS, the Council further finds that the preferred and most economically feasible mix and percentage of market rate housing, moderate-income workforce housing, and affordable low-income housing may vary among each of the planned TOD Special Districts; and

WHEREAS, it is prudent at this time for the City to explore the various low-income affordable and moderate-income workforce housing parameters and criteria that should apply to each TOD Special District before zoning development regulations and/or incentives for those individual special districts are proposed and enacted; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City administration, through its Transit-Oriented Development sub-cabinet, and with assistance and input from housing development stakeholders, is urged to develop a TOD affordable housing strategy that recognizes the unique housing needs and opportunities of the individual TOD Special Districts, addresses the pressing need for low-income rental housing opportunities, and includes TOD specific affordable housing policies, guidelines and incentives; and

BE IT FURTHER RESOLVED that the City administration is urged to periodically update the Council of the progress of this effort and to submit a report of its findings and recommendations to the Council within 120 days of the adoption of this Resolution; and

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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, Managing Director, and Director of Planning and Permitting.

INTRODUCED BY:

Breene Harimoto

DATE OF INTRODUCTION:

NOV 12 2013

Honolulu, Hawaii

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 13-274

Introduced: 11/12/13 By: BREENE HARIMOTO Committee: ZONING AND PLANNING

Title: RESOLUTION URGING THE CITY ADMINISTRATION TO DEVELOP AN AFFORDABLE HOUSING POLICY FOR THE CITY'S TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICTS

Voting Legend: * = Aye w/Reservations

11/21/13	ZONING AND PLANNING	CR-378 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION.
12/11/13	COUNCIL	CR-378 AND RESOLUTION 13-274 WERE ADOPTED. 9 AYES: ANDERSON, CHANG, FUKUNAGA, HARIMOTO, KOBAYASHI, MANAHAN, MARTIN, MENOR, PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

BERNICE K. N. MAU, CITY CLERK

ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER