

SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 13-168, CD1

AMENDING THE CITY POLICY WITH RESPECT TO HOUSEHOLD INCOME THRESHOLDS FOR AFFORDABLE FOR-SALE AND/OR RENTAL HOUSING REQUIRED BY UNILATERAL AGREEMENTS

PROPOSED CD1:

- A. Provides that at least 30 percent of the total number of dwelling units for projects requiring a zone change shall be affordable to households earning no more than 120 percent of Honolulu's median income, and that at least 15 percent of dwelling units shall be affordable to households earning no more than 80 percent of median income.



RESOLUTION

PROPOSED

AMENDING THE CITY POLICY WITH RESPECT TO HOUSEHOLD INCOME THRESHOLDS FOR AFFORDABLE FOR-SALE AND/OR RENTAL HOUSING REQUIRED BY UNILATERAL AGREEMENTS.

WHEREAS, Resolution 09-241, CD1, established the following as City policy with respect to household income thresholds for affordable housing--either for sale or rent--required by unilateral agreements:

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 foregoing policy is reflected in the City's Affordable Housing Rules for Unilateral Agreements, adopted on February 12, 2010, by the Department of Planning and Permitting; and

WHEREAS, the Council finds that while the foregoing policy has been effective in providing affordable workforce housing for moderate income households, there is a need to provide greater affordable housing opportunities for households in the lower income ranges; and

WHEREAS, the Council therefore desires to amend the policy to expand the range of affordable housing units to be sold or rented to low and moderate income groups; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the following is hereby established as City policy with respect to household income thresholds for affordable housing required by unilateral agreements:

Unilateral Agreement conditions requiring the provision of affordable housing shall, unless otherwise specified in the Unilateral Agreement due to unique



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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 120 percent of the median income for Honolulu, with no less than 15 percent of the total number of dwelling units being affordable to households with incomes not exceeding 80 percent of the median income;

and

BE IT FURTHER RESOLVED, that this resolution shall supersede Resolution 09-241, CD1, which is hereby repealed; and

BE IT FURTHER RESOLVED that this resolution shall not be deemed to affect, alter, or change any unilateral agreement affordable housing conditions or affordable housing agreements in effect on the date of its adoption; and

BE IT FURTHER RESOLVED that the Department of Planning and Permitting is requested to amend its Affordable Housing Rules for Unilateral Agreements to conform to the foregoing policy; and



RESOLUTION

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

INTRODUCED BY:

Ron Menor

DATE OF INTRODUCTION:

July 22, 2013
Honolulu, Hawaii

Councilmembers