

Council's Affordable Housing Legislative Highlights

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Housing & Intergovernmental Relations Committee Chair

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Figure 3-5 Kaua'i's Housing Crisis

Our Housing Crisis

¹ Measuring Housing Demand in Hawai'i, 2015-2025

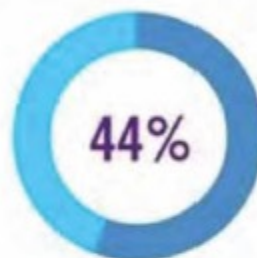
² Kaua'i Board of Realtors data, February 2015

³ Kaua'i Socioeconomic Analysis and Forecasts, February 2014

⁴ Kaua'i Rental Housing Study, 2014

⁵ Housing Snapshot, ACS 2014

\$730,000
Median Home Price on Kaua'i ²



Cost-burdened households (>30% of HH Income spent on rent or mortgage)⁵



Homes purchased by mainland and foreign buyers¹



GENERAL PLAN 2018: Kaua`i Kakou

2.0 Future Land Use Objectives [p. 51]

1. To accommodate Kaua`i's projected population growth and housing needs.
2. To meet future housing needs through “missing middle” housing types that are affordable by design and located near job centers.
3. To protect rural character by ensuring new growth is designed to be compact and focused around existing town cores.



GENERAL PLAN 2018: Kauaʻi Kakou

3.0 Actions By Sector [p. 95-96]

*** from Table 3-1 Summary of Goals and Sectors*

Housing Sector Goals

Sustainability – Growing Responsibly => Provide housing to accommodate growth within and near town centers

Stewardship – Protecting Kauaʻi's Unique Beauty => Prevent housing sprawl into Open and Agriculture lands.

Health & Resilience – Strengthening Communities => Provide housing for multigenerational families and aging in place.

Opportunity – Promoting Diversity & Equity => Ensure affordable housing is provided in proximity to job centers.



GENERAL PLAN 2018: Kauaʻi Kakou

Sector: II. Housing (3.0 Actions By Sector) [pgs. 114-120]

1. **Affordable Housing** objective is to increase housing opportunities for low to moderate income households.
2. **Infill Housing** objective is to support mixed use, higher density, and walkable development in existing towns.
3. **New Communities** objective is to develop compact, walkable communities consistent with the Future Land Use Map.
4. **Agriculture Worker Housing** objective is to expand housing opportunities for workers on farms.



2% of Annual RPT Revenues to the Housing Development Fund *Ord. No. 1143 (12/5/22)*

Fiscal Year	Housing Development Fund	Total RPT Revenue	% of RPT Revenue
2018-2019	\$4,350,000	\$131,255,449	3.31%
2019-2020	\$4,350,001	\$144,091,619	3.02%
2020-2021	\$3,303,201	\$156,005,860	2.12%
2021-2022	\$3,083,201	\$157,562,248	1.96%
2022-2023	\$3,738,201	\$187,862,572	1.99%
2023-2024	\$4,383,636*	\$219,181,807	2%

*\$12.7m in ARPA funds were passed through to pay off Dwelling Unit Revolving Fund (DURF) loan



Expedited or Fast Track Permitting for Workforce Housing

Reso. 2014-08 (Adopted 2/26/14) – Resolution acknowledging the necessity to expedite permit processing for workforce housing.

*** Housing Agency adopted Administrative Rules for Fast Track Permitting For Workforce Housing on 4/15/14.*

Reso. 2021-29 (Adopted 10/20/21) – Resolution repealing resolution no. 2014-08 and acknowledging the necessity to expedite permit processing for workforce housing.



Housing Ordinance Updates

Ordinance No. 1081 (10/29/2020)

- 1) Decreases Workforce Housing Assessment for all housing projects of 10 or more units from 30% to 20%
- 2) Changes definition of Workforce Housing to exclude the Area Median Income (AMI) level of 140% OR lowers the top end of households targeted range from 140% AMI to 120% AMI
- 3) Increases the Term of Affordability from 20 years to 50 years
- 4) Assesses a 50% workforce housing requirement for Resort Developments of more than 10 dwelling units or 20 hotel rooms
- 5) Exempts High Density Town Core housing projects in Līhu'e, Kōloa and Kalāheo (Expires 10 years from date of adoption)
- 6) Exempts Multi-family Apartment or Other Higher Density Development housing projects outside of the Visitor Destination Area (VDA) (Expires 10 years from date of adoption)

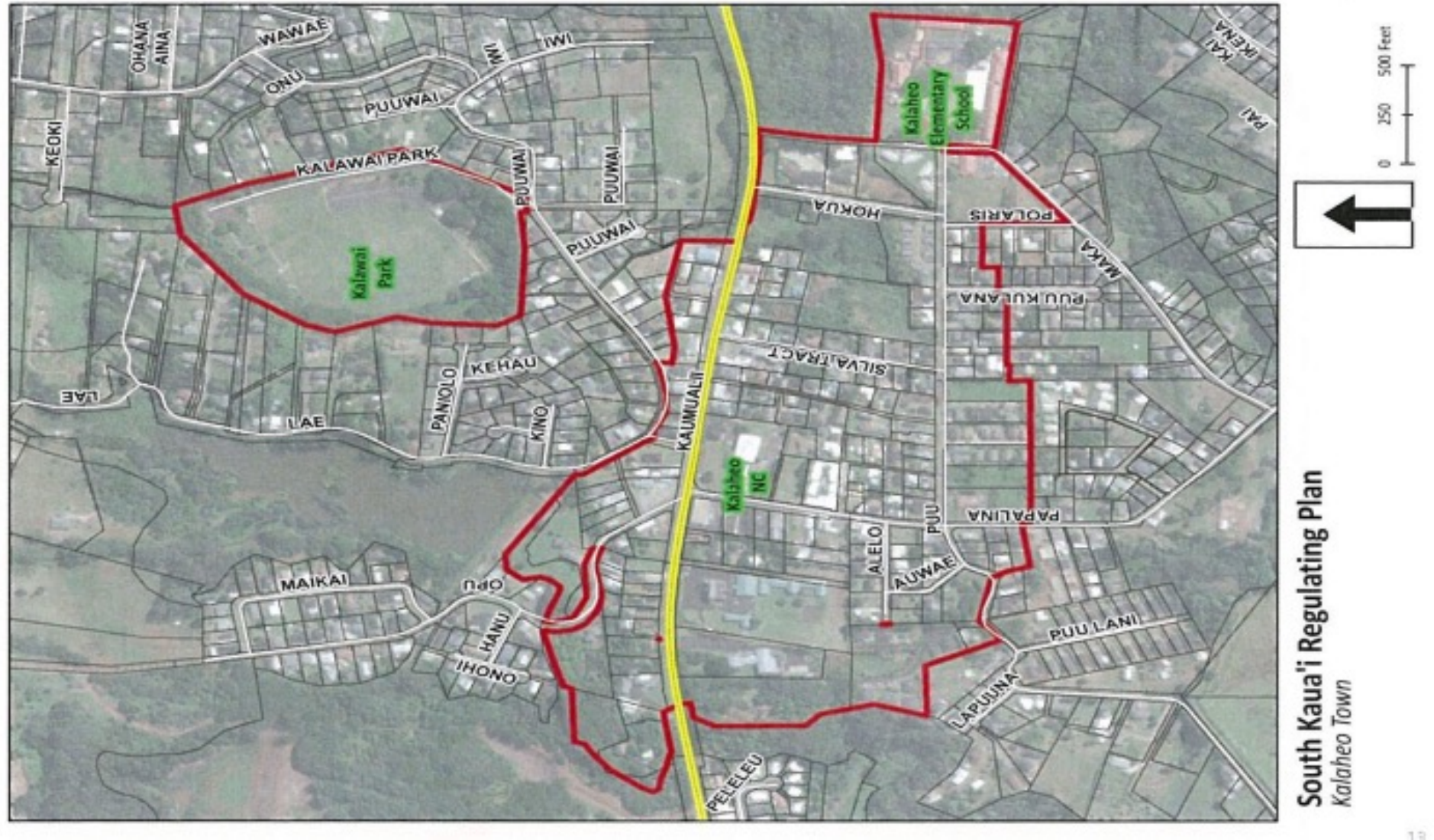




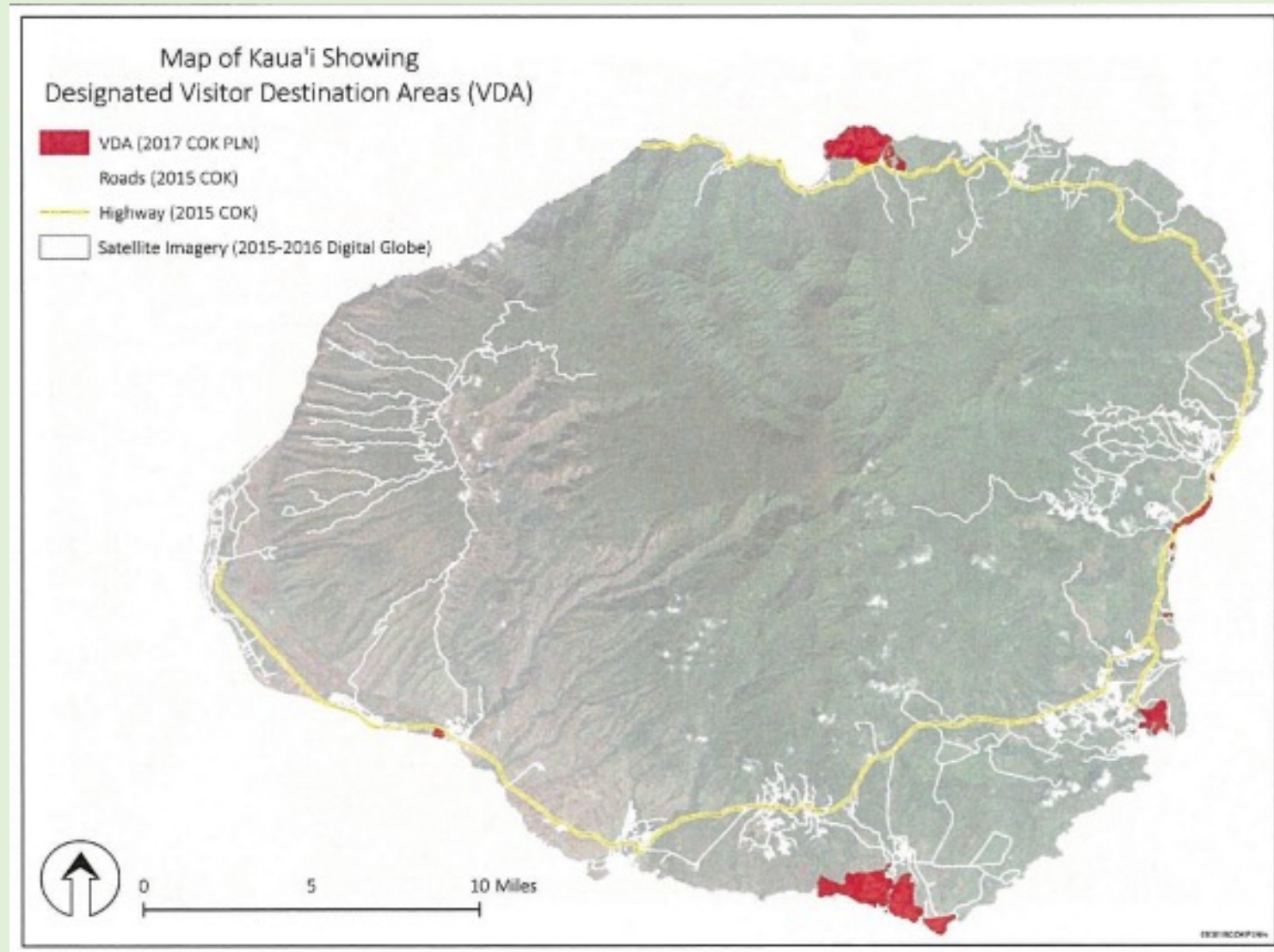
Kōloa Town Core (South Kauaʻi Regulating Plan)

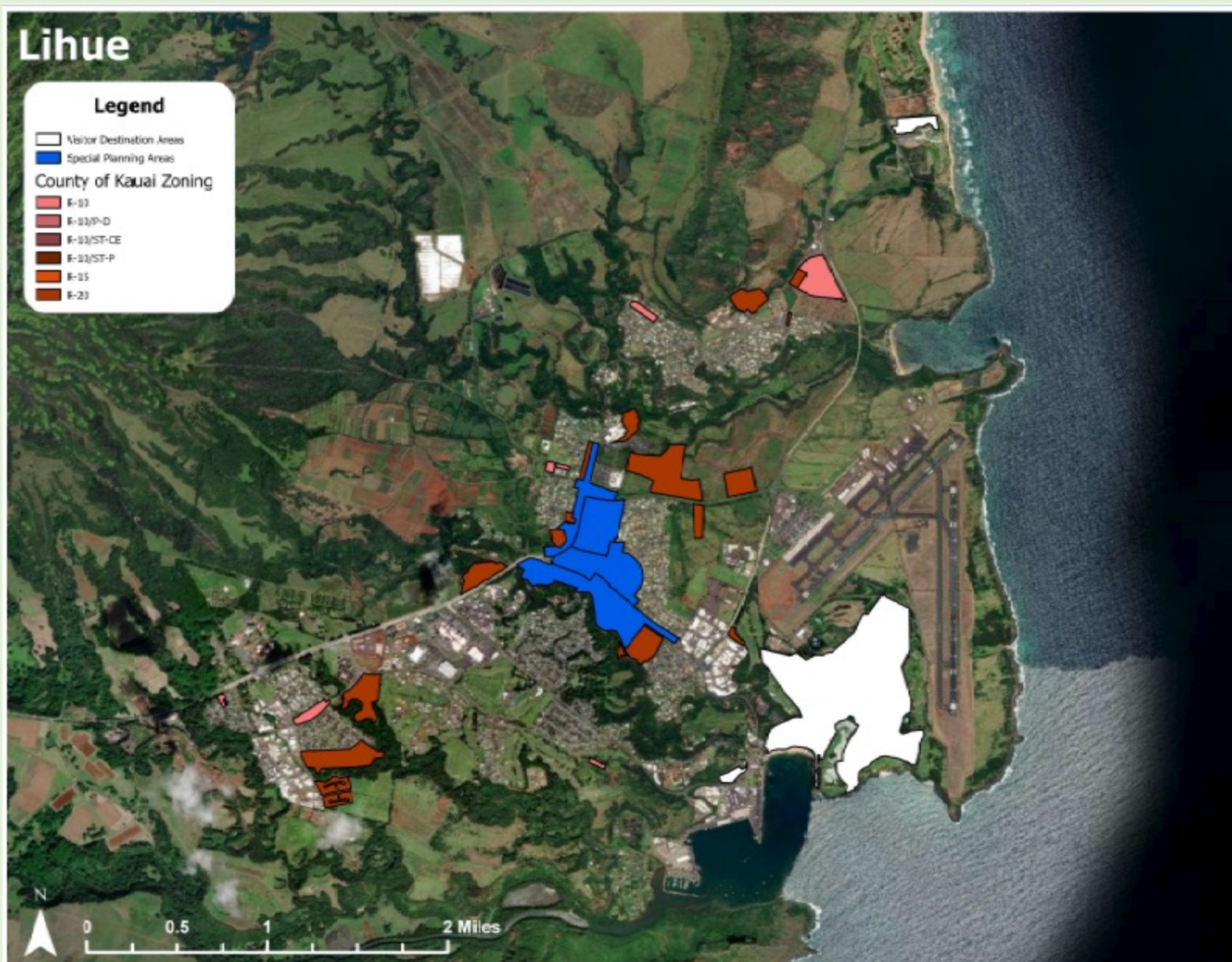


Kalāheo Town Core (South Kauaʻi Regulating Plan)

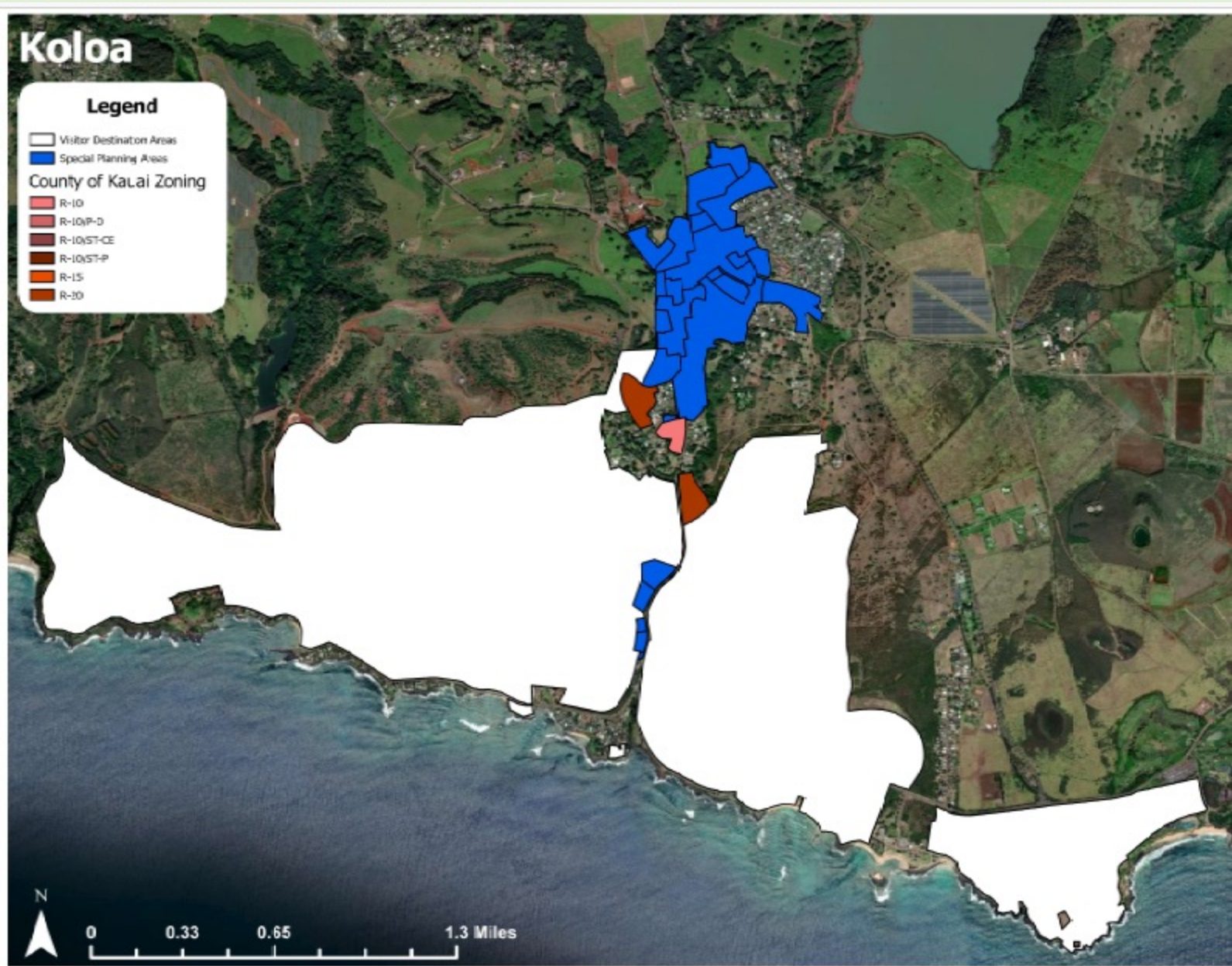


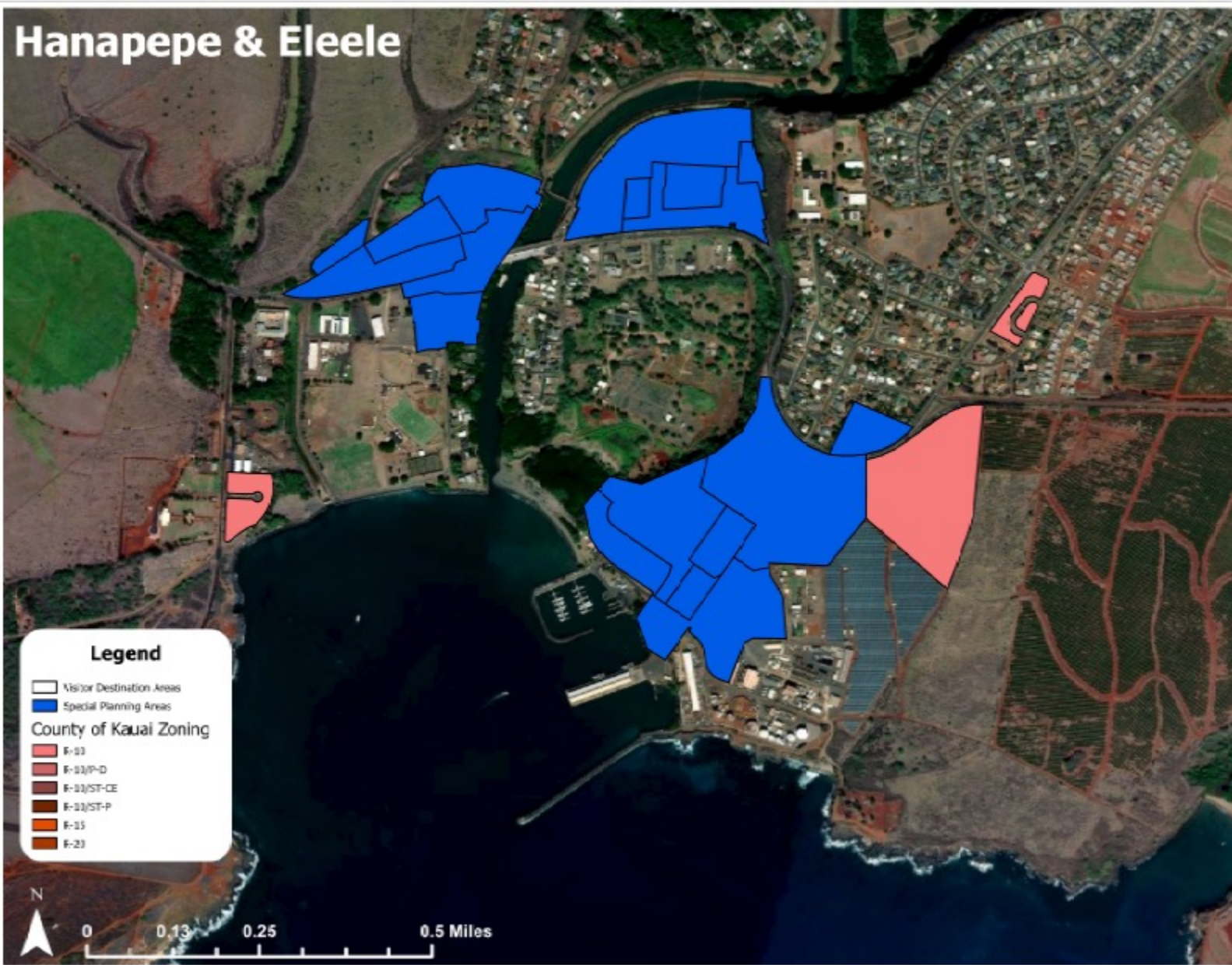
Kaua'i Visitor Destination Areas (VDAs)

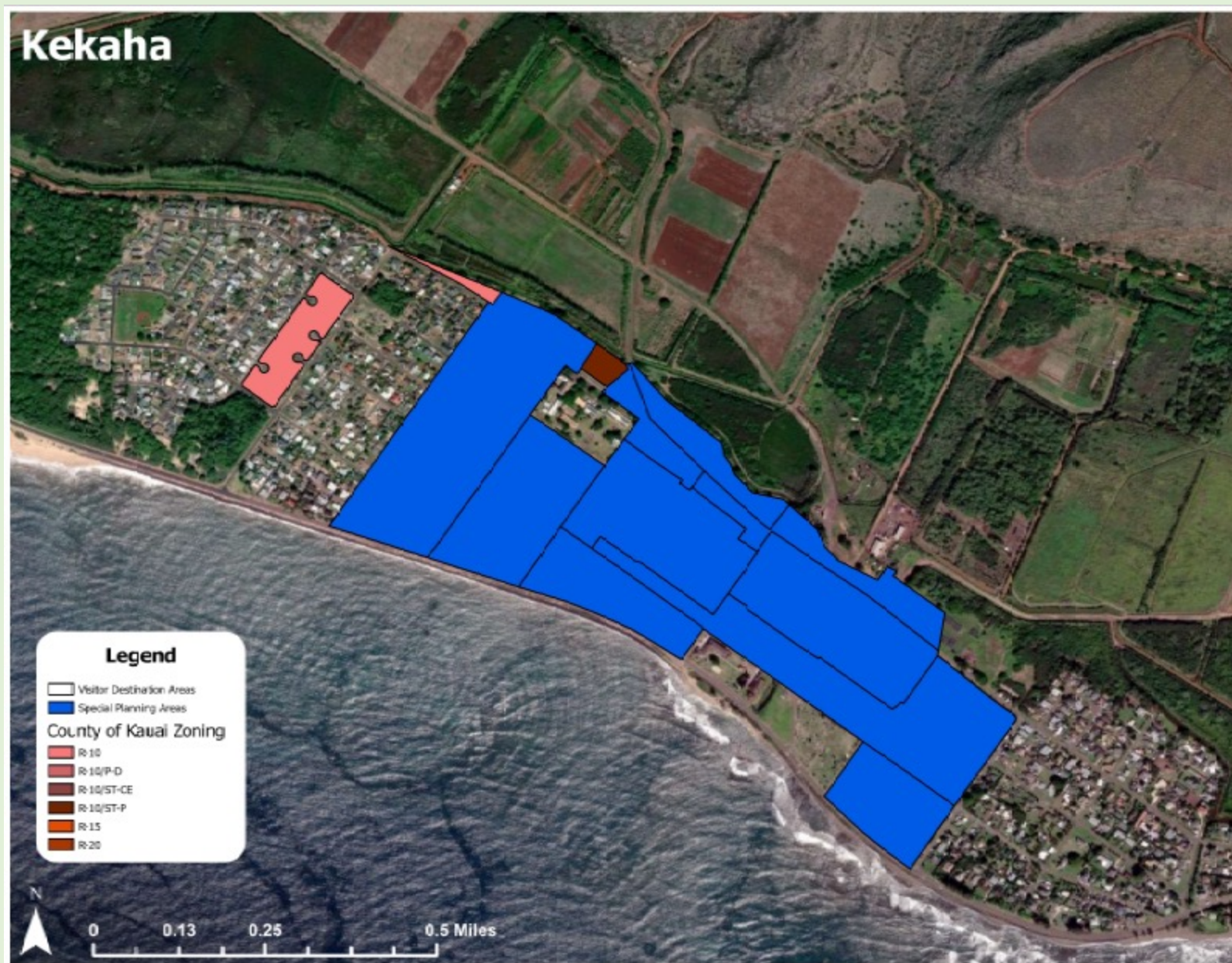












Additional Rental Units (ARUs)

- Ordinance No. 1026 (3/19/18) Allows the construction of ARUs islandwide in Residential Zoning Districts
- Ordinance No. 1059 (11/12/19) Provides filing and processing fee exemption for ARUs certified as affordable housing
- Ordinance No. 1062 (11/12/19) Provides sewer assessment exemption for ARUs certified as affordable housing
- Ordinance No. 1063 (11/12/19) Provides building permit fees exemption for ARUs certified as affordable housing
- Ordinance No. 1065 (12/23/19) Allows the construction of ARUs in the Līhu'e Town Core Urban Design District



Additional Dwelling Units (ADUs) and Additional Rental Units (ARUs)

- Ordinance No. 1106 (3/10/22) Ensures that future contracts and agreements do not limit or prohibit Long-Term Rentals, ARUs, ADUs, and Guest Houses
- Ordinance No. 1118 (7/7/22) Removes the requirement for a lot of record to have direct access to a County standard road or have the Subdivision Ordinance or the “Kaua’i County Planning Commission Road Widening Policy” be applied to the ADU Clearance Form process
- Ordinance No. 1133 (10/6/22) Removes the requirement for a lot of record to have direct access to a County standard road, the Subdivision Ordinance, or the “Kaua’i County Planning Commission Road Widening Policy” be applied to the ARU Clearance Form process



Lima Ola

- Ordinance No. 1019 (10/9/17) Authorizes the issuance and sale of general obligation bonds not to exceed \$26,000,000.
- Ordinance No. 1084 (12/3/20) Updates “Kaua‘i Kakou – Kaua‘i County General Plan” (2018) Land Use Maps and other provisions relating to the West Kaua‘i Community Plan.
- Ordinance No. B-2019-854 (2/1/19) Revises the amounts estimated in the Special State CIP Fund. The sum of \$13,000,000 is appropriated to construct infrastructure improvements for the Lima Ola affordable housing project TMK No. (4) 2-1-001:054.



Next Round of Housing Ordinance Updates

- 1) Create parallel changes to Chapter 2 to make consistent with updates already done to Chapter 7A
- 2) Expand ability to provide preference to local families based on areas of employment. Clarify that County can do this preference like we allow developers to do
- 3) Adding additional town core areas of Hanapēpē, ‘Ele‘ele, Waimea, and Kekaha



Hanapēpē & 'Ele'ele Town Core (Special Planning Area-M and Special Planning Area-N)



Waimea Town Core (Special Planning Area-L)



Kekaha Town Core (Special Planning Area-K)



Expedited or Fast Track Permitting for Hawaiian Home Lands

Expedited or fast track permitting currently being worked on for all housing development undertaken by the State Department of Hawaiian Home Lands, contractors, non-profit developers or individual beneficiaries on Hawaiian Home Lands. Primarily looking to mirror the process that is already in place with the County Housing Agency for Workforce Housing projects.



Waimea 400

- Approve funding to purchase
- Approve Conceptual Master Plan (January 2022)

Kīlauea Town Expansion

- Resolution No. 2021-27 for condemnation (Approved 10/6/21)



Mahalo Nui Loa!

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