



# Reserved Housing Rules Amendment Public Hearing

Hawai'i Community Development Authority

May 3, 2017



# Objectives

1. Increase the supply of affordable housing for working class families





# Objectives

2. Ensure continued affordability in the future





# Timeline

MAY 7, 2014	AUG. 6, 2014	MAR. 1, 2015	MAY 6, 2015	SEPT. 2, 2015	FEB. 3, 2016	JULY 6, 2016	SEPT. 7, 2016	OCT. 5, 2016	JAN 4, 2017	MAR. 1, 2017	MAR. 28, 2017	MAY 3, 2017	MAY 17, 2017	MAY 31, 2017
Authority began process	Reserved Housing Investigative Committee appointed	Reserved Housing Investigative Committee presentation	Reserved Housing Investigative Committee Report presented	Amendment of Kaka'ako Reserved Housing Rules presented	Appointment of Affordable Housing Investigative Committee	Reserved Housing Task Force Committee Update	Reserved Housing Rules Proposed Draft Amendments	Approved hire of a Hearings Officer	Reserved Housing Rules Proposed Amendments Update	Presentation of the Proposed Amendments	Public Hearing with Hearings Officer	Pending Public Hearing	Pending Public Hearing	Pending Public Hearing

10 Public Meetings

4 Public Hearings



# Low Income Housing

For families  
making  
<80% AMI

\$83,700  
for a  
family of  
four

**HCDA** Contributed \$23 million

**1,189** Rentals were added since 1989

**HCDA** Partners with HHFDC

**3** More projects planned adding 317 units.



# Workforce and Reserved Housing

For low to  
moderate  
income  
families  
80-140% AMI

Family of  
Four  
\$83,700 to  
\$121,250

High School  
Teacher (\$56,730)  
+ Accountant  
(\$60,440)

Housekeeper  
(\$35,630) +  
Administrative  
Assistant  
(\$52,420)

Childcare worker  
(19,980) + Crane  
Operator  
(\$76,830)



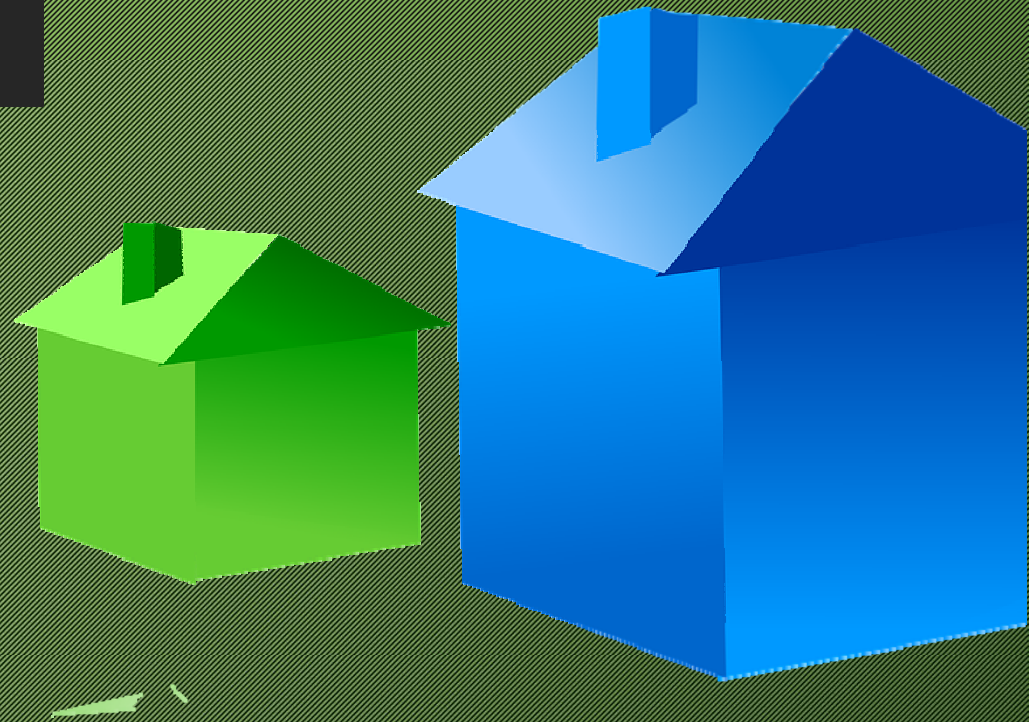
# Current Reserved Housing Program

## Mandatory Program

20% of units in new projects

Bonus FAR 20%

**Buyback** and shared  
equity provisions





## Current Workforce Housing Program

### Voluntary Program

75% of units in new projects

Bonus FAR **100%**





# Proposed Kaka'ako Reserved Housing Rules Amendment

## Who does it affect?

The proposed amendments do not affect current home owners or developers with permits.

It will only affect future projects in Kaka'ako that do not have permits yet, and the future home owners in those projects.





# Proposed Kaka'ako Reserved Housing Rules Amendment

Reserved  
Housing and  
Workforce  
Housing units

**120% AMI** average; up to 140% AMI

Adds **buyback** and equity sharing to workforce housing

Public facilities dedication fee requirement waived for reserved and workforce housing

Flexibility in providing off street **parking and loading**



# Proposed Kaka'ako Reserved Housing Rules Amendment

Increases supply of  
reserved housing  
and Workforce  
housing units





## Proposed Kaka'ako Reserved Housing Rules Amendment

Maintains long-term  
supply of Reserved  
Housing and  
Workforce Housing  
units (For-sale as  
well as Rental)





# Proposed Kaka'ako Reserved Housing Rules Amendment

Provides equitable return to Reserved Housing owners in case of buyback

Based on the proposed buyback formula an owner purchasing a Reserved Housing or Workforce Housing unit for \$400,000 may be able to sell it back to HCDA in 5 years and make as much as \$100,000 in profit even after paying HCDA's share of equity.





# Mahalo



Hawai'i  
Community  
Development  
Authority