

TOOLKIT – STRATEGY #1 – EXPAND DEVELOPMENT OPPORTUNITIES

There are approximately 4 million acres of land in the State of Hawaii: 48% of our land is zoned conservation, 47% is zoned agricultural, 5% is zoned urban, and less than 1% is zoned rural. A recent study by the State Office of Planning has determined that 1% of Hawaii's urban land is developable. These figures demonstrate that we are an island state with a **finite** supply of available, developable land. **Because of this limitation, the cost of land is exorbitant.**

To counter this shortage, the State, Counties, and private landowners should identify available land and parcels that are suitable for the development of affordable housing, including ceded lands. Following the identification of these lands, there must be a plan to utilize the land for the development of affordable housing units. The plan must begin with a process for the transfer, lease, or donation of the land to organizations proposing affordable housing development projects.

The State and Counties should make their land available to private developers, non-profit organizations, including self-help organizations, and community land trusts for the development of affordable housing. These lands should be deed restricted, and leased for a nominal fee, for example \$1 per year **in perpetuity**. Incentives such as tax deductions, tax credits, and development density could be offered to private landowners who donate land for affordable housing projects. Developers who are required to provide a minimum number of affordable units in their mixed income or market rate projects should be allowed to donate land with restrictive covenants to other organizations, such as self help corporations and non-profits, who could build the units on the donated land in order to satisfy the developer's affordable housing requirements.