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# HOUSE CONCURRENT RESOLUTION

URGING THE OFFICE OF PLANNING TO UPDATE ITS 1991 "STATE LAND USE DISTRICT BOUNDARY REVIEW, URBAN LAND REQUIREMENTS STUDY" TO DETERMINE THE AMOUNT OF URBAN LAND AVAILABLE FOR THE DEVELOPMENT OF AFFORDABLE HOUSING.

1           WHEREAS, the housing market in Hawaii continues to be one  
2 of the most expensive in the country not only for homeowners but  
3 for renters as well; and  
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5           WHEREAS, a critical and urgent need exists for affordable  
6 housing in Hawaii; and  
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8           WHEREAS, the Legislative Housing and Homeless Task Force  
9 projected a need for 15,590 low-income household units on Oahu  
10 by 2009; and  
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12           WHEREAS, Kauai County's Housing Agency announced that 350  
13 new affordable housing units were needed in December 2003 and  
14 500 new units would be needed by 2008 on Kauai; and  
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16           WHEREAS, the mayor of Maui County estimated in February  
17 2004, that Maui County needs an additional 4,000 affordable  
18 homes; and  
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20           WHEREAS, the Housing and Community Development Corporation  
21 of Hawaii currently manages only 5,363 federally funded public-  
22 housing units statewide; and  
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24           WHEREAS, the scarcity of housing is most pronounced in the  
25 urban areas of the state in which people cluster because it is  
26 proximate to jobs and amenities; and  
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28           WHEREAS, part of the affordable housing problem is being  
29 unable to determine which lands are available for development of  
30 affordable housing; and



1           WHEREAS, a study was prepared by Wilson Okamoto &  
2 Associates, Inc., for the Office of State Planning (OP) in 1991  
3 entitled "State Land Use District Boundary Review, Urban Land  
4 Requirements Study" (Urban Lands Study); and

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6           WHEREAS, the Urban Lands Study identified, by island, all  
7 vacant and developable urban lands in the state that were  
8 available for building affordable housing; and

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10          WHEREAS, the available lands of the islands have changed  
11 since 1991 when the most recent Urban Lands Study was conducted,  
12 especially with population growth and accelerated development of  
13 luxury homes; and

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15          WHEREAS, due to the outdated review and study, it is  
16 difficult to determine which lands remain available for  
17 affordable housing; and

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19          WHEREAS, an updated review and study are needed not only to  
20 identify the urban lands available for the development of  
21 affordable housing but also to determine whether the land can be  
22 efficiently serviced by infrastructure and other public  
23 facilities, and whether development will affect our native  
24 forest and its inhabitants, wetland and stream ecosystems,  
25 watersheds, significant historic sites, coastal areas, and  
26 scenic and open space resources; and

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28          WHEREAS, the updated review and report will also benefit  
29 the state and its residents by identifying agricultural lands in  
30 need of preservation; now, therefore,

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32          BE IT RESOLVED by the House of Representatives of the  
33 Twenty-third Legislature of the State of Hawaii, Regular Session  
34 of 2006, the Senate concurring, that OP is urged to update its  
35 1991 Urban Lands Study to determine the amount of urban land  
36 available in the state for affordable housing; and

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38          BE IT FURTHER RESOLVED that OP is urged to also include in  
39 its study:

- 40  
41           (1) Identification of available urban lands for the  
42 development of affordable housing;

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1 (2) Changes that need to be made in the infrastructure to  
2 support the development of new housing; and


3  
4 (3) Agricultural lands that are in need of preservation;

5  
6 and

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8 BE IT FURTHER RESOLVED that OP is urged to submit the  
9 results of the study to the Legislature at least 20 days prior  
10 to the convening of the Regular Session of 2007; and

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12 BE IT FURTHER RESOLVED that certified copies of this  
13 Concurrent Resolution be transmitted to the Director of OP,  
14 Commissioner of the Land Use Commission, Chairperson and members  
15 of the Board of Land and Natural Resources, and administrators  
16 of each of the county planning departments.

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OFFERED BY: 

MAR 15 2006

