
HOUSE CONCURRENT RESOLUTION

REQUESTING THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO STUDY
THE POSSIBILITY OF THE STATE DEVELOPING AND OPERATING
MANUFACTURED-HOUSING PARKS TO HELP ALLEVIATE HAWAII'S
AFFORDABLE HOUSING CRISIS.

1 WHEREAS, Hawaii's housing costs are among the highest in
2 the nation; and

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4 WHEREAS, Hawaii has long suffered from a lack of affordable
5 housing for its residents; and

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7 WHEREAS, in Hawaii, the only options for residents are to
8 rent or own real property in the form of single- or multi-family
9 dwelling units; and

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11 WHEREAS, the purchase price of fee simple single-family
12 dwellings in Hawaii often exceeds \$500,000; and

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14 WHEREAS, the monthly rental expense for single-family
15 dwellings in Hawaii often exceeds \$2,000; and

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17 WHEREAS, the cost of owning or renting a home in Hawaii far
18 exceeds the ability of average working or retired residents to
19 pay; and

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21 WHEREAS, the development of subdivided land parcels for
22 construction of single- and multi-family dwellings requires
23 substantial site preparation work that can cost in excess of
24 \$150,000 per lot, without considering the additional cost of
25 constructing the dwelling units; and

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27 WHEREAS, in many other American locations, manufactured-
28 housing parks provide an affordable intermediate level of
29 housing between market-priced rental dwellings, condominium
30 ownership, and single-family home ownership, for working and
31 retired taxpayers with low to moderate incomes; and

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1 WHEREAS, the cost of site preparation for a manufactured-
2 housing park is substantially less than the cost of land
3 subdivision for the construction of condominiums and single-
4 family homes; and

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6 WHEREAS, properly and responsibly developed and operated
7 manufactured-housing parks can be aesthetically pleasing and
8 well integrated with surrounding communities that are currently
9 developed to their highest and best use; and

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11 WHEREAS, a series of state-developed and state-operated
12 manufactured-housing parks would help to solve Hawaii's
13 affordable housing crisis, and would ultimately generate revenue
14 for the State of Hawaii; now, therefore,

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16 BE IT RESOLVED by the House of Representatives of the
17 Twenty-third Legislature of the State of Hawaii, Regular Session
18 of 2006, the Senate concurring, that the Department of Land and
19 Natural Resources, in consultation with the Housing and
20 Community Development Corporation of Hawaii, the Department of
21 Hawaiian Home Lands, the Office of Hawaiian Affairs, each branch
22 of the United States Armed Forces in Hawaii, and the Planning
23 Director of each county, is requested to study the feasibility
24 and usefulness of manufactured-housing parks as one possible
25 element in the Legislature's efforts to solve the State's
26 affordable housing crisis; and

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28 BE IT FURTHER RESOLVED that each county is requested to
29 consider the adoption by ordinance of appropriate zoning and
30 building standards to allow manufactured-housing parks as a
31 permitted land use; and

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33 BE IT FURTHER RESOLVED that the Chairperson of the Board of
34 Land and Natural Resources is requested to report findings and
35 recommendations to the Legislature at least twenty days before
36 the convening of the Regular Session of 2007; and

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38 BE IT FURTHER RESOLVED that certified copies of this
39 Concurrent Resolution be transmitted to the Chairperson of the
40 Board of Land and Natural Resources, the Executive Director of
41 the Housing and Community Development Corporation of Hawaii, the
42 Chairperson of the Hawaiian Homes Commission, the Chairperson of
43 the Board of Trustees of the Office of Hawaiian Affairs, the



1 Commanding Officer of each branch of the United States Armed
2 Forces in Hawaii, and the Planning Director of each county.

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OFFERED BY:

Ali A. Auluck

MAR 15 2006

