
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
HOMELESS AND 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, Hawaii is already facing a severe homeless crisis,
28 and the sale of affordable housing projects, without reassurance
29 that the units will remain affordable, have many fearful that
30 the numbers of homeless will increase even further; and



1 WHEREAS, in many other American locations, manufactured-
2 housing parks provide an affordable intermediate level of
3 housing between market-priced rental dwellings, condominium
4 ownership, and single-family homeownership for working and
5 retired taxpayers with low to moderate incomes; and
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7 WHEREAS, the cost of site preparation for a manufactured-
8 housing park is substantially less than the cost of land
9 subdivision for the construction of condominiums and single-
10 family homes; and
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12 WHEREAS, properly and responsibly developed and operated
13 manufactured-housing parks can be aesthetically pleasing and
14 well integrated with surrounding communities that are currently
15 developed to their highest and best use; and
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17 WHEREAS, a series of state-developed and state-operated
18 manufactured-housing parks would help to solve Hawaii's
19 affordable housing crisis, and would ultimately generate revenue
20 for the State of Hawaii; now, therefore,
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22 BE IT RESOLVED by the House of Representatives of the
23 Twenty-third Legislature of the State of Hawaii, Regular Session
24 of 2006, the Senate concurring, that the Department of Land and
25 Natural Resources, in consultation with the Housing and
26 Community Development Corporation of Hawaii, Department of
27 Hawaiian Home Lands, Office of Hawaiian Affairs, each branch of
28 the United States Armed Forces in Hawaii, and the Planning
29 Director of each county, is requested to study the feasibility
30 and usefulness of manufactured-housing parks as one possible
31 element in the Legislature's efforts to solve the State's
32 homeless and affordable housing crisis; and
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34 BE IT FURTHER RESOLVED that each county is requested to
35 consider the adoption by ordinance of appropriate zoning and
36 building standards to allow manufactured-housing parks as a
37 permitted land use; and
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39 BE IT FURTHER RESOLVED that the Chairperson of the Board of
40 Land and Natural Resources is requested to report findings and
41 recommendations to the Legislature at least 20 days before the
42 convening of the Regular Session of 2007; and
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1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the Chairperson of the
3 Board of Land and Natural Resources, Executive Director of the
4 Housing and Community Development Corporation of Hawaii,
5 Chairperson of the Hawaiian Homes Commission, Chairperson of the
6 Board of Trustees of the Office of Hawaiian Affairs, Commanding
7 Officer of each branch of the United States Armed Forces in
8 Hawaii, and the Planning Director of each county.

