
HOUSE 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, that OP is urged to update its 1991 Urban Lands Study
35 to determine the amount of urban land available in the state for
36 affordable housing; and

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

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- 1 (1) Identification of available urban lands for the
- 2 development of affordable housing;
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- 4 (2) Changes that need to be made in the infrastructure to
- 5 support the development of new housing; and
- 6
- 7 (3) Agricultural lands that are in need of preservation;
- 8

9 and

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

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

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OFFERED BY:



MAR 15 2006

