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# SENATE CONCURRENT RESOLUTION

REQUESTING THE HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII, IN CONSULTATION WITH THE DEPARTMENT OF LAND AND NATURAL RESOURCES, THE DEPARTMENT OF HAWAIIAN HOME LANDS, THE OFFICE OF HAWAIIAN AFFAIRS, THE LAND USE COMMISSION, THE OFFICE OF PLANNING, THE OFFICE OF ENVIRONMENTAL QUALITY CONTROL, THE UNITED STATES ARMED FORCES IN HAWAII, THE COUNTIES, AND THE AFFORDABLE HOUSING AND HOMELESS ALLIANCE TO STUDY THE USE OF MOBILE HOME PARKS AS A POSSIBLE OPTION FOR SOLVING HAWAII'S AFFORDABLE HOUSING CRISIS.

1           WHEREAS, Hawaii has long been known for its lack of  
2 affordable housing and for housing costs which are among the  
3 highest, if not the highest, in the nation; and  
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5           WHEREAS, in Hawaii, the only options for residents are to  
6 rent or own real property in the form of single- or multi-family  
7 dwelling units; and  
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9           WHEREAS, with monthly housing rentals in excess of \$2,000  
10 and home sales prices in excess of \$500,000, the cost of renting  
11 or owning a home in Hawaii far exceeds the ability of average  
12 working families to pay these prices; and  
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14           WHEREAS, development of land parcels for single- and multi-  
15 family dwellings requires substantial site preparation work,  
16 including streets, curbs and gutters, utility installations, and  
17 dedication of offsite infrastructure including parks and  
18 schools, all of which may cost as much as \$200,000 per lot  
19 without consideration of the cost of constructing the homes  
20 themselves; and  
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22           WHEREAS, in other localities, mobile home parks provide an  
23 intermediate level of housing between rentals and condominium or  
24 home ownership, for households of low and moderate incomes; and  
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26           WHEREAS, the cost of site preparation for a mobile home  
27 park is substantially less than that for residential



1 developments, requiring only the provision of utility  
2 connections to each "pad" within a parcel of land, rather than  
3 the subdivision of real property; and  
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5 WHEREAS, the cost of site preparation for a mobile home  
6 park could be as little as \$40,000 per pad, which when added to  
7 the \$50,000 average cost of a mobile home, would result in a  
8 delivered price of \$90,000 per unit in Seattle, or an estimated  
9 \$180,000 per unit including transportation cost in Hawaii; and  
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11 WHEREAS, mobile home parks, when properly developed, can be  
12 aesthetically pleasing as well as economical; now, therefore,  
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14 BE IT RESOLVED by the Senate of the Twenty-third  
15 Legislature of the State of Hawaii, Regular Session of 2006, the  
16 House of Representatives concurring, that the Housing and  
17 Community Development Corporation of Hawaii, in consultation  
18 with the Department of Land and Natural Resources, the  
19 Department of Hawaiian Home Lands, the Office of Hawaiian  
20 Affairs, the Land Use Commission, the Office of Planning, the  
21 Office of Environmental Quality Control, each service of the  
22 United States Armed Forces in Hawaii, the Planning Department of  
23 each County, and the Affordable Housing and Homeless Alliance,  
24 is requested to study the issue of mobile home parks as one  
25 possible solution for Hawaii's affordable housing crisis; and  
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27 BE IT FURTHER RESOLVED that each county is requested to  
28 consider adoption by ordinance of appropriate zoning and  
29 building standards for allowing mobile home parks as a permitted  
30 land use; and  
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32 BE IT FURTHER RESOLVED that the Housing and Community  
33 Development Corporation of Hawaii is requested to report its  
34 findings and recommendations to the Legislature not later than  
35 twenty days prior to the convening of the Regular Session of  
36 2007; and  
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38 BE IT FURTHER RESOLVED that certified copies of this  
39 Concurrent Resolution be transmitted to the Executive Director  
40 of the Housing and Community Development Corporation of Hawaii,  
41 the Chairperson of the Board of Land and Natural Resources, the  
42 Chairman of the Hawaiian Homes Commission, the Chair of the  
43 Board of Trustees of the Office of Hawaiian Affairs, the  
44 Executive Officer of the Land Use Commission, the Director of



1 the Office of Planning, the Director of the Office of  
2 Environmental Quality Control, the Planning Director of each  
3 County, the Commander of the United States Pacific Command (who  
4 in turn is requested to transmit copies to the senior commanding  
5 officer of each of the military services in Hawaii), and the  
6 Executive Director of the Affordable Housing and Homeless  
7 Alliance.

