
SENATE 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
28 developments, requiring only the provision of utility



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



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

