
SENATE 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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33 WHEREAS, the cost of site preparation for a manufactured-
34 housing park is substantially less than the cost of land



1 subdivision for the construction of condominiums and single-
2 family homes; and
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4 WHEREAS, properly and responsibly developed and operated
5 manufactured-housing parks can be aesthetically pleasing and
6 well integrated with surrounding communities that are currently
7 developed to their highest and best use; and
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9 WHEREAS, a series of state-developed and state-operated
10 manufactured-housing parks would help to solve Hawaii's
11 affordable housing crisis, and would ultimately generate revenue
12 for the State of Hawaii; 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,
16 that the Department of Land and Natural Resources, in
17 consultation with the Housing and Community Development
18 Corporation of Hawaii, the Department of Hawaiian Home Lands,
19 the Office of Hawaiian Affairs, each branch of the United States
20 Armed Forces in Hawaii, and the Planning Director of each
21 county, is requested to study the feasibility and usefulness of
22 manufactured-housing parks as one possible element in the
23 Legislature's efforts to solve the State's affordable housing
24 crisis; and
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26 BE IT FURTHER RESOLVED that each county is requested to
27 consider the adoption by ordinance of appropriate zoning and
28 building standards to allow manufactured-housing parks as a
29 permitted land use; and
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31 BE IT FURTHER RESOLVED that the Chairperson of the Board of
32 Land and Natural Resources is requested to report findings and
33 recommendations to the Legislature at least twenty days before
34 the convening of the Regular Session of 2007; and
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36 BE IT FURTHER RESOLVED that certified copies of this
37 Resolution be transmitted to the Chairperson of the Board of
38 Land and Natural Resources, the Executive Director of the
39 Housing and Community Development Corporation of Hawaii, the
40 Chairperson of the Hawaiian Homes Commission, the Chairperson of
41 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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