
HOUSE CONCURRENT RESOLUTION

REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO REPORT
TO THE LEGISLATURE ON THE NEED FOR WORKFORCE HOUSING IN
KAKAAKO MAUKA.

1 WHEREAS, the area of Kakaako under the jurisdiction of the
2 Hawaii Community Development Authority is defined as the area
3 bordered by Ala Moana Boulevard and King Street and between
4 Punchbowl Street and Piikoi Street; and
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6 WHEREAS, Kakaako is a mixed neighborhood of businesses,
7 commercial, industrial and residential projects; and
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9 WHEREAS, the availability and affordability of workforce
10 housing are considered important to the people of the State; and
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12 WHEREAS, rail transit will be incorporated into this
13 community and would provide transportation services to establish
14 linkages between where people live and where they work; and
15

16 WHEREAS, workforce housing is the essential foundation to
17 build a more sustainable future for the Kakaako area and grow a
18 more competitive workforce to meet the challenges of a global
19 economy; and
20

21 WHEREAS, providing workforce housing is a goal of the
22 Legislature; now, therefore,
23

24 BE IT RESOLVED by the House of Representatives of the
25 Twenty-fifth Legislature of the State of Hawaii, Regular Session
26 of 2010, the Senate concurring, that the Legislature requests
27 the Hawaii Community Development Authority to research the need
28 for workforce housing in the Kakaako area; and
29



1 BE IT FURTHER RESOLVED that the Hawaii Community
2 Development Authority is requested to examine the following
3 issues:

- 4
- 5 (1) Evaluation of workforce housing in Kakaako by
6 identifying the mix, cost, and availability of housing
7 to support workers;
8
- 9 (2) An evaluation of general plan policies, development,
10 and zoning practices to increase the availability of
11 workforce housing in Kakaako;
12
- 13 (3) The availability of rental housing to provide an
14 affordable housing option for those who are unable to
15 purchase a home;
16
- 17 (4) Building and zoning codes that present barriers to
18 building workforce housing;
19
- 20 (5) Modifications that can be made to existing structures
21 that would allow for the redevelopment of workforce
22 housing, including:
- 23
- 24 (A) Structural modifications that can be made to
25 dwelling structures;
26
- 27 (B) Costs associated with the structural
28 modifications; and
29
- 30 (C) Sources of funding, supplies, and labor to
31 complete the structural modifications, including:
- 32
- 33 (i) Suppliers willing to donate or provide at a
34 reduced cost any tools, equipment, and
35 supplies;
36
- 37 (ii) Available public or private loan or grant
38 programs that would finance the
39 modifications; and
40
- 41 (iii) Potential use of building industry
42 apprentices or volunteers to provide labor
43 for the modifications and to further
44 identify amendments to licensing



1 requirements that may be necessary to
2 facilitate the use of apprentices or
3 volunteers;
4

5 (6) Mechanisms that allow personnel to be trained to
6 analyze and make recommendations or structural
7 modifications to existing structures, and also to
8 indentify:
9

10 (A) Agencies or individuals who currently engage in
11 assessing homes for structural modification and
12 evaluation practices for assessments currently in
13 place; and
14

15 (B) Skills necessary to conduct structural
16 modification assessments and the feasibility of
17 introducing training programs relating to these
18 skills in local education institutions; and
19

20 BE IT FURTHER RESOLVED that state and county building and
21 zoning councils, including the State Building Code Council,
22 select representatives from their respective departments to
23 assist the Hawaii Community Development Authority in its
24 research; and
25

26 BE IT FURTHER RESOLVED that the Hawaii Community
27 Development Corporation is also requested to prepare a report
28 that includes:
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30 (1) Identifying any previous legislative attempts to
31 create workforce housing in Kakaako;
32

33 (2) Recommending legislation for reasonable and
34 appropriate changes to building and zoning codes that
35 will facilitate the creation of workforce housing in
36 Kakaako; and
37

38 (3) Drafting recommendations that will facilitate the
39 creation of workforce housing; and
40

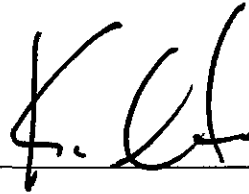


H.C.R. NO. 112

1 BE IT FURTHER RESOLVED that the Hawaii Community
2 Development Authority is requested to submit a report of its
3 findings and recommendations to the Legislature no later than
4 twenty days prior to the convening of the 2011 Regular Session;
5 and
6

7 BE IT FURTHER RESOLVED that certified copies of this
8 Concurrent Resolution be transmitted to the Governor, the
9 President of the Senate, the Speaker of the House of
10 Representatives, and the Director of the Hawaii Community
11 Development Authority.
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OFFERED BY: _____



FEB 22 2010

