
HOUSE CONCURRENT RESOLUTION

REQUESTING A REPORT TO THE LEGISLATURE REVIEWING WORKFORCE
HOUSING IN KAKAAKO MAUKA.

1 WHEREAS, the area known as Kakaako Mauka lies within the
2 Kakaako Community Development District under the jurisdiction of
3 the Housing Community Development Authority and is bounded by
4 Piikoi Street, Ala Moana Boulevard, Punchbowl Street, and King
5 Street; and

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7 WHEREAS, Kakaako Mauka has been designed to be a mixed-use
8 development area and consists of a community of businesses and
9 commercial, industrial, and residential projects into which rail
10 transit will be incorporated; and

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12 WHEREAS, workforce housing is an essential foundation upon
13 which to build a more sustainable future for the Kakaako Mauka
14 area and grow a more competitive workforce to meet the
15 challenges of a global economy; and

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17 WHEREAS, affordable workforce housing is important to
18 Hawaii's residents and is a goal of the Legislature; and

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20 WHEREAS, transportation services are also important to
21 establish linkages between where people live and where people
22 work; and

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24 WHEREAS, policies enacted by the Legislature may improve
25 the state of workforce housing and transportation services in
26 Kakaako Mauka; now, therefore,

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28 BE IT RESOLVED by the House of Representatives of the
29 Twenty-fifth Legislature of the State of Hawaii, Regular Session
30 of 2010, the Senate concurring, that the Hawaii Community
31 Development Authority is requested to review the status and
32 adequacy of existing workforce housing in the Kakaako Mauka
33 area; and



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2 BE IT FURTHER RESOLVED that the Hawaii Community
3 Development Authority's review include the following:
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- 5 (1) The existing mix, cost, and availability of workforce
6 housing in Kakaako Mauka and recommended changes, if
7 any, to the mix, cost, and availability of workforce
8 housing;
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- 10 (2) General planning and development policies and zoning
11 practices needed to increase the availability of
12 workforce housing in Kakaako Mauka;
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- 14 (3) The amount of rental housing necessary to provide an
15 affordable housing option in Kakaako Mauka for those
16 who are unable to purchase a home;
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- 18 (4) Building and zoning codes that present barriers to
19 building workforce housing in Kakaako Mauka;
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- 21 (5) Previous legislative attempts to create workforce
22 housing in Kakaako Mauka;
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- 24 (6) Recommended legislation to make reasonable and
25 appropriate changes to building and zoning codes that
26 will facilitate the creation of workforce housing in
27 Kakaako Mauka;
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- 29 (7) Recommendations that will facilitate the creation of
30 workforce housing;
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- 32 (8) Recommended modifications to existing structures that
33 would allow for the redevelopment of workforce housing
34 in Kakaako Mauka, including but not limited to
35 potential structural modifications to dwelling
36 structures;
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- 38 (9) The costs associated with the structural and other
39 modifications;
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- 41 (10) Information on sources of funding, supplies, and labor
42 to complete the modifications, including suppliers
43 willing to donate or provide tools, equipment, and
44 supplies at a reduced cost, public or private loan or



grant programs that are available to finance the modifications, and the potential use of building industry apprentices or volunteers to provide labor for the modifications;

(11) Recommended legislation amending licensing requirements to permit the use of apprentices or volunteers to provide labor for the modifications; and

(12) Mechanisms by which personnel may be trained to analyze and make recommendations or structural modifications to existing structures and, in particular, to:

(A) Identify agencies or individuals who currently engage in assessing homes for structural modification;

(B) Evaluate existing practices for assessments; and

(C) Identify the skills necessary to conduct structural modification assessments and determine the feasibility of introducing training programs for these skills in local educational institutions; and

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

BE IT FURTHER RESOLVED that state and county building and zoning councils, including the State Building Code Council, select representatives from their respective agencies to assist the Hawaii Community Development Authority in its review; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Governor and the Director of the Hawaii Community Development Authority.

OFFERED BY:

