
SENATE CONCURRENT RESOLUTION

REQUESTING A REVIEW OF THE FEASIBILITY OF DEVELOPING SINGLE ROOM
OCCUPANCY DWELLINGS IN TRANSIT ORIENTED DEVELOPMENT
PROJECTS TO ALLEVIATE THE AFFORDABLE HOUSING SHORTAGE.

1 WHEREAS, the Legislature recognizes that the need for more
2 affordable housing in Hawaii remains a significant problem
3 affecting all segments of society; and
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5 WHEREAS, single room occupancy (SRO) dwellings offer a
6 viable housing option for low-income individuals, students,
7 single tenants, seasonal or other traveling workers, empty
8 nester widows or widowers, and others who do not require large
9 dwellings or private domestic appliances; and
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11 WHEREAS, SRO dwellings are an option to alleviate the
12 affordable housing shortage, especially in urban areas with high
13 land values; and
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15 WHEREAS, a typical SRO dwelling is a single eight-by-ten-
16 foot room with shared bathrooms and kitchens; and
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18 WHEREAS, cities across the United States have a history of
19 SRO dwellings or "residential hotels" that were populated by
20 low-wage workers, transient laborers, and recent immigrants; and
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22 WHEREAS, SRO hotels in the nineteenth century were
23 extremely vital to immigrant populations; and
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25 WHEREAS, in the second half of the twentieth century, as
26 the prices of land increased, landowners across the United
27 States demolished an estimated one million SRO hotels; and
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29 WHEREAS, an epidemic of SRO demolitions was one of the
30 primary causes of widespread homelessness in the United States;
31 and
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1 WHEREAS, currently, the United States Department of Housing
2 and Urban Development has an SRO Program that provides rental
3 assistance for homeless persons in connection with moderate
4 rehabilitation of SRO dwellings; and
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6 WHEREAS, the federal SRO Program is designed to bring more
7 standard SRO dwellings to the local housing supply to assist
8 homeless individuals; and
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10 WHEREAS, the SRO dwellings may be in a rundown hotel, an
11 old school, or even in a large abandoned home; and
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13 WHEREAS, with the evolution of our society, SRO dwellings
14 can accommodate a broader spectrum of individuals who are
15 homeless or among the working poor; and
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17 WHEREAS, the City and County of Honolulu supports the
18 development of SRO dwellings as a part of transit oriented
19 development projects in Honolulu and is actively engaging in
20 neighborhood transit-oriented development efforts; now,
21 therefore,
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23 BE IT RESOLVED by the Senate of the Twenty-fifth
24 Legislature of the State of Hawaii, Regular Session of 2010, the
25 House of Representatives concurring, that the City and County of
26 Honolulu is requested to review the feasibility of developing
27 SRO dwellings in transit oriented development projects to
28 alleviate the affordable housing shortage; and
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30 BE IT FURTHER RESOLVED that the feasibility study include
31 findings on the impact on transit oriented development projects,
32 estimated costs, target beneficiaries, short-term and long-term
33 effects, and sustainability of developing SRO dwellings in
34 transit oriented development projects; and
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36 BE IT FURTHER RESOLVED that the City and County of Honolulu
37 is requested to report its findings and recommendations to the
38 Legislature no later than twenty days prior to the convening of
39 the Regular Session of 2011; and
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41 BE IT FURTHER RESOLVED that certified copies of this
42 Concurrent Resolution be transmitted to the Mayor of the City
43 and County of Honolulu and Director of the City and County of
44 Honolulu's Department of Planning and Permitting.

