
SENATE CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO REVIEW 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;
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WHEREAS, currently, the United States Department of Housing and Urban Development has an SRO Program that provides rental assistance for homeless persons in connection with moderate rehabilitation of SRO dwellings; and

WHEREAS, the federal SRO Program is designed to bring more standard SRO dwellings to the local housing supply to assist homeless individuals; and

WHEREAS, the SRO dwellings may be in a rundown hotel, an old school, or even in a large abandoned home; and

WHEREAS, with the evolution of our society, SRO dwellings can accommodate a broader spectrum of individuals who are homeless or working poor; now, therefore,

BE IT RESOLVED by the Senate of the Twenty-fifth Legislature of the State of Hawaii, Regular Session of 2010, the House of Representatives concurring, that the Hawaii Housing Finance and Development Corporation is requested to review the feasibility of developing single room occupancy dwellings in transit oriented development projects, to alleviate the affordable housing shortage; and

BE IT FURTHER RESOLVED that the Corporation is requested to report its findings and recommendations to the Legislature no later than twenty days prior to the convening of the Regular Session of 2011, including the impact on transit oriented development projects, costs, target beneficiaries, short-term and long-term effects, and sustainability; and

BE IT FURTHER RESOLVED that a certified copy of this Concurrent Resolution be transmitted to the Executive Director of the Hawaii Housing Finance and Development Corporation.

OFFERED BY: Norman Sakema