
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 19th century were extremely
23 vital to immigrant populations; and
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25 WHEREAS, in the second half of the 20th century, as the
26 prices of land increased, landowners across the United States
27 demolished an estimated 1,000,000 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



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; now, therefore,

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17 BE IT RESOLVED by the Senate of the Twenty-fifth
18 Legislature of the State of Hawaii, Regular Session of 2010, the
19 House of Representatives concurring, that the Hawaii Housing
20 Finance and Development Corporation (HHFDC) is requested to
21 review the feasibility of developing SRO dwellings in transit
22 oriented development projects to alleviate the affordable
23 housing shortage; and

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25 BE IT FURTHER RESOLVED that the feasibility study include
26 findings on the impact on transit oriented development projects,
27 estimated costs, target beneficiaries, short-term and long-term
28 effects, and sustainability of developing SRO dwellings in
29 transit oriented development projects; and

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31 BE IT FURTHER RESOLVED that HHFDC is requested to report
32 its findings and recommendations to the Legislature no later
33 than 20 days prior to the convening of the Regular Session of
34 2011; and

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36 BE IT FURTHER RESOLVED that certified copies of this
37 Concurrent Resolution be transmitted to the Executive Director
38 of HHFDC and Director of Business, Economic Development, and
39 Tourism.

