
HOUSE RESOLUTION

REQUESTING THAT DEVELOPERS AND COUNTY PLANNING DEPARTMENTS
ENCOURAGE SMALLER AND CHEAPER HOUSING.

1 WHEREAS, Hawaii's median rent of \$1,291 in 2010 made it the
2 most expensive of the 50 states; and
3

4 WHEREAS, in 2011, 41 per cent of Hawaii residents were
5 paying more than the recommended 30 per cent of their income on
6 housing for rent and mortgages; and
7

8 WHEREAS, Hawaii's limited availability of habitable land
9 and high number of unoccupied rental units combine to drive up
10 the price of housing for local residents; and
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12 WHEREAS, between 1980 and 2000, Hawaii's housing stock rose
13 from 1.8 percent seasonal units ranking it 35th in the nation to
14 5.6 percent of its housing stock reserved for seasonal or
15 occasional use in 2000, ranking it 10th highest in the U.S.; and
16

17 WHEREAS, the 2011 Hawaii Housing Planning Study prepared
18 for the Hawaii Housing Finance and Development Corporation
19 estimates that as many as 50,000 new rental units will be needed
20 between 2012 and 2016 to keep up with new demand created by
21 changing demographic and economic conditions; and
22

23 WHEREAS, Hawaii's median housing value of \$525,400 in 2010
24 made it the most expensive residential real estate market in the
25 country; and
26

27 WHEREAS, Hawaii is among the bottom 4 states in home-
28 ownership at 58 per cent; now, therefore,
29

30 BE IT RESOLVED by the House of Representatives of the
31 Twenty-sixth Legislature of the State of Hawaii, Regular Session
32 of 2012, that Hawaii developers are urged to build more



1 affordable housing by building small homes of 1000 square feet
2 or less and small condominium units of 500 square feet or less
3 in order to increase the state's stocks of affordable housing;
4 and
5

6 BE IT FURTHER RESOLVED that the planning departments of
7 Hawaii County, Kauai County, Maui County and the City and County
8 of Honolulu are urged to make the permitting process more
9 amenable to the construction of small and affordable home and
10 condominium units; and
11

12 BE IT FURTHER RESOLVED that certified copies of this
13 Resolution be transmitted to the Governor of the State of
14 Hawaii, the Mayor of the City and County of Honolulu, the Mayor
15 of the County of Maui, the Mayor of the County of Kauai, the
16 Mayor of the County of Hawaii, the General Contractors
17 Association of Hawaii, and the Building Industry Association of
18 Hawaii.
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OFFERED BY:

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