

MAR 07 2014

SENATE CONCURRENT RESOLUTION

REQUESTING VARIOUS GOVERNMENT ENTITIES, PRIVATE SECTOR HOUSING DEVELOPERS, AND COMMUNITY ORGANIZATIONS TO COLLABORATE AND PRODUCE A COMPREHENSIVE STATEWIDE HOUSING PLAN.

1 WHEREAS, housing is a serious and immediate concern for
2 many Hawaii residents; and
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4 WHEREAS, the lack of available land, low wage positions
5 coupled with the high cost of living, the high cost of
6 construction, and shortage of public funds are some of the
7 factors that have contributed to one of the lowest rates of home
8 ownership in the country and a strong need for affordable rental
9 housing; and
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11 WHEREAS, according to the 2011 Hawaii Housing Planning
12 Study, up to 50,000 new housing units need to be built by 2016
13 to meet the new demand generated by changing demographics and
14 economic conditions; and
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16 WHEREAS, a major conclusion of the Hawaii Housing Planning
17 Study, supported by all data from the last twenty years, is that
18 Hawaii needs more affordable rental housing; and
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20 WHEREAS, moderate-income families too often fall into the
21 "gap group" of average wage earners and face the challenge of
22 earning too much to qualify for low-income housing programs yet
23 earning too little to afford market rate housing; and
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25 WHEREAS, failure to produce sufficient housing units for
26 all levels of income in Hawaii will cause pent-up demand in
27 various market segments and contribute to the State's homeless
28 population; and
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30 WHEREAS, transit-oriented development presents an
31 opportunity for transit-centered communities, including needed
32 housing units, at planned rail stations; and



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WHEREAS, the Hawaii Housing Planning Study found that over thirty percent of households in the City and County of Honolulu that are planning to move would like their next home to be in close proximity to the light rail stations; and

WHEREAS, stronger efforts are necessary to develop housing options within transit-oriented development zones; and

WHEREAS, addressing Hawaii's housing needs will be a challenge because of the sheer number of units needed to meet demand and the various barriers that can prevent development and preservation of needed affordable housing; and

WHEREAS, a coordinated effort between all government agencies, the private sector, and community organizations is necessary to make the most substantial and effective progress toward addressing Hawaii's housing crisis; now, therefore,

BE IT RESOLVED by the Senate of the Twenty-seventh Legislature of the State of Hawaii, Regular Session of 2014, the House of Representatives concurring, that the Hawaii Housing Finance and Development Corporation, Hawaii Community Development Authority, Hawaii Public Housing Authority, Department of Hawaiian Home Lands, the counties, other government entities, private sector housing developers, and community organizations are requested to collaborate and produce a comprehensive statewide housing plan that addresses the housing shortage identified by the 2011 Hawaii Housing Planning Study; and

BE IT FURTHER RESOLVED that the housing plan should include an array of housing options for sale and for rent throughout the State; and

BE IT FURTHER RESOLVED that housing for all income levels should be a priority for the housing plan; and

BE IT FURTHER RESOLVED that portions of the housing plan relating to Oahu should include proposals to integrate housing options into all transit-oriented developments on Oahu; and

BE IT FURTHER RESOLVED that the Hawaii Housing Finance and Development Corporation, Hawaii Community Development Authority,



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1 Hawaii Public Housing Authority, Department of Hawaiian Home
 2 Lands, the counties, other government entities, private sector
 3 housing developers, and community organizations are requested to
 4 brief the Legislature of their progress in June 2014 and January
 5 2015; and

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 7 BE IT FURTHER RESOLVED that the Senate Committees on Human
 8 Services; Economic Development, Government Operations and
 9 Housing; and Hawaiian Affairs; the House of Representatives
 10 Committee on Housing; and any other legislative standing
 11 committees host informational briefings in June 2014 and January
 12 2015 to provide the public the opportunity to hear about the
 13 ongoing plans for housing development in Hawaii; and

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 15 BE IT FURTHER RESOLVED that certified copies of this
 16 Concurrent Resolution be transmitted to the Governor,
 17 Chairperson of the Hawaiian Homes Commission, Executive Director
 18 of the Hawaii Housing Finance and Development Corporation,
 19 Chairperson of the Hawaii Community Development Authority,
 20 Executive Director of the Hawaii Public Housing Authority, Mayor
 21 of the County of Kauai, Mayor of the City and County of
 22 Honolulu, Mayor of the County of Maui, Mayor of the County of
 23 Hawaii, Executive Director of the Honolulu Authority for Rapid
 24 Transportation, and City and County of Honolulu Department of
 25 Planning and Permitting.

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 28 OFFERED BY: Theranne Cronin Clemons

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