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# 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 20 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



1 WHEREAS, the Hawaii Housing Planning Study found that over  
2 30 percent of households in the City and County of Honolulu that  
3 are planning to move would like their next home to be in close  
4 proximity to the light rail stations; and

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

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

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

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19 BE IT RESOLVED by the Senate of the Twenty-seventh  
20 Legislature of the State of Hawaii, Regular Session of 2014, the  
21 House of Representatives concurring, that the Hawaii Housing  
22 Finance and Development Corporation is requested to convene and  
23 chair a working group that includes the Hawaii Community  
24 Development Authority, Hawaii Public Housing Authority,  
25 Department of Hawaiian Home Lands, the counties, federal  
26 governmental agencies, other government entities, private sector  
27 housing developers, and community organizations to produce a  
28 comprehensive statewide housing plan that addresses the housing  
29 shortage identified by the 2011 Hawaii Housing Planning Study;  
30 and

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32 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
33 Development Corporation is requested to provide necessary  
34 administrative, professional, technical, and clerical support to  
35 the working group; and

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37 BE IT FURTHER RESOLVED that the members of the working  
38 group shall receive no compensation for their services, but may  
39 be reimbursed for incidental expenses, including travel costs,  
40 necessary for the performance of their duties; and

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



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

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

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8 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
9 Development Corporation, Hawaii Community Development Authority,  
10 Hawaii Public Housing Authority, Department of Hawaiian Home  
11 Lands, the counties, federal governmental agencies, other  
12 government entities, private sector housing developers, and  
13 community organizations are requested to brief the Legislature  
14 of their progress in June 2014 and January 2015; and

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16 BE IT FURTHER RESOLVED that the Senate Committees on Human  
17 Services; Economic Development, Government Operations and  
18 Housing; and Hawaiian Affairs; the House of Representatives  
19 Committee on Housing; and any other legislative standing  
20 committees host informational briefings in June 2014 and January  
21 2015 to provide the public the opportunity to hear about the  
22 ongoing plans for housing development in Hawaii; and

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24 BE IT FURTHER RESOLVED that certified copies of this  
25 Concurrent Resolution be transmitted to the Governor,  
26 Chairperson of the Hawaiian Homes Commission, Executive Director  
27 of the Hawaii Housing Finance and Development Corporation,  
28 Chairperson of the Hawaii Community Development Authority,  
29 Executive Director of the Hawaii Public Housing Authority, Mayor  
30 of the County of Kauai, Mayor of the City and County of  
31 Honolulu, Mayor of the County of Maui, Mayor of the County of  
32 Hawaii, Executive Director of the Honolulu Authority for Rapid  
33 Transportation, Secretary of the United States Department of  
34 Housing and Urban Development, Director of the Federal Housing  
35 Finance Agency, and City and County of Honolulu Department of  
36 Planning and Permitting.

