
HOUSE RESOLUTION

URGING THE CITY AND COUNTY OF HONOLULU TO REFRAIN FROM APPROVING
INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECTS THAT ALLOW
CASH PAYMENTS IN LIEU OF AFFORDABLE HOUSING REQUIREMENTS.

1 WHEREAS, the Legislature finds that on October 5, 2016, the
2 Honolulu City Council adopted Resolution 16-172, Committee Draft
3 1, Floor Draft 1, which approved a conceptual plan for an
4 interim planned development-transit project permit for the
5 development of the Manaolana Place hotel and residential
6 condominium; and
7

8 WHEREAS, the project would include the demolition of five
9 low-rise buildings and the development of a four hundred-foot-
10 high mixed use tower with one hundred nine multi-family dwelling
11 units, one hundred twenty-five hotel units, a hotel lobby,
12 residential activity and park areas, a ballroom, a pool, a
13 personal services area, four levels of parking with about two
14 hundred seventy-six parking spaces, retail and eating
15 establishments, a publically accessible corner plaza at street
16 level, and other ground-level pedestrian and right-of-way
17 improvements within one-half mile of the future transit station
18 in the Ala Moana neighborhood; and
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20 WHEREAS, Resolution 16-172 was precedent-setting because it
21 was the first interim planned development-transit project permit
22 issued; and
23

24 WHEREAS, Resolution 16-172 provided the project developer
25 with the option of including at least twenty affordable rental
26 housing units or contributing a dollar amount equal to the value
27 of twenty affordable rental housing units, not to exceed
28 \$3,000,000, to the City and County of Honolulu housing
29 development special fund; and
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31 WHEREAS, this provision was established without a clear
32 explanation by the Honolulu City Council of the justification



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1 for the in-lieu cash contribution cap in light of the finding
2 that affordable housing was the top priority of the community in
3 which the project would be situated; and
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5 WHEREAS, the Legislature further finds that pursuant to Act
6 130, Session Laws of Hawaii 2016, the Legislature established
7 the public policy that the State must enhance Oahu's urban
8 environment and improve the quality of life for residents by
9 requiring the use of sound smart growth and transit-oriented
10 development principles to revitalize neighborhoods and increase
11 affordable housing inventory among other public benefits; and
12

13 WHEREAS, among other things, Act 130 designated the Office
14 of Planning as the lead agency to coordinate and advance smart
15 growth and transit-oriented development planning in the State,
16 and established the interagency council for transit-oriented
17 development within the Department of Business, Economic
18 Development, and Tourism to coordinate effective and efficient
19 transit-oriented development planning statewide; and
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21 WHEREAS, although Act 130 was signed into law on June 29,
22 2016, and both the Office of Planning and the Department of
23 Business, Economic Development, and Tourism have taken steps to
24 implement the new law, Resolution 16-172 was adopted less than
25 four months after the enactment of Act 130; and
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27 WHEREAS, the Legislature also finds that both the Office of
28 Planning and the Department of Business, Economic Development,
29 and Tourism have not had sufficient time to fully analyze the
30 ramifications of the Manaolana Place Project on the existing
31 inventory of affordable housing units or the impacts the project
32 will have on the existing road, sewer, and other pertinent
33 infrastructure; now, therefore,
34

35 BE IT RESOLVED by the House of Representatives of the
36 Twenty-ninth Legislature of the State of Hawaii, Regular Session
37 of 2017, that the City and County of Honolulu is urged to
38 refrain from approving interim planned development-transit
39 projects that allow cash payments in lieu of affordable housing
40 requirements; and



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1 BE IT FURTHER RESOLVED that the Chair of the Honolulu City
 2 Council is requested to submit a report to the Legislature at
 3 least twenty days prior to the convening of the Regular Session
 4 of 2018, that provides the rationale and justification for the
 5 cash payment in lieu of the affordable housing requirement
 6 provided in Resolution 16-172, Conference Draft 1, Floor Draft
 7 1, adopted on October 5, 2016; and
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9 BE IT FURTHER RESOLVED that certified copies of this
 10 Resolution be transmitted to the Mayor of the City and County of
 11 Honolulu, the Chair of the Honolulu City Council, the Director
 12 of Business, Economic Development, and Tourism, and the
 13 Executive Director of the Office of Planning.
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OFFERED BY:

Calvin K. Y. Au

[Signature]

John M. [Signature]

Tom [Signature]

FEB 28 2017

