

MAR 01 2018

## SENATE CONCURRENT RESOLUTION

REQUESTING THE HONOLULU CITY COUNCIL TO ADOPT A NEW PERMITTING  
PROCESS TO ALLOW THE CONSTRUCTION OF LARGE-SCALE HOUSES IN  
CERTAIN RESIDENTIAL ZONED AREAS.

1 WHEREAS, Hawaii is experiencing a severe housing crisis;  
2 and

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4 WHEREAS, recently, traditional three-bedroom, two-bathroom  
5 homes are being replaced by larger-scale houses that are triple  
6 in size, if not more; and

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8 WHEREAS, those living near these large-scale houses are  
9 concerned about parking, local traffic, sewer capacity, and  
10 other infrastructure capacity, and about the potential impact of  
11 these larger homes on the character of their neighborhoods; and

12  
13 WHEREAS, with complaints on the rise, the Honolulu City  
14 Council and the Department of Planning and Permitting of the  
15 City and County of Honolulu are trying to assess and address the  
16 issues, which are complex, multilayered, and in many ways a  
17 byproduct of Oahu's continuing housing shortage; and

18  
19 WHEREAS, many believe the large-scale houses are being used  
20 for unauthorized residential or vacation rentals, adult care  
21 homes, dormitories, and illegal commercial operations; and

22  
23 WHEREAS, given the harsh reality of inadequate housing  
24 options, some families are simply unable to afford to buy a  
25 house on their own and instead pool their money with other  
26 relatives to buy property on which multiple families may live;  
27 and

28  
29 WHEREAS, these large-scale homes could play a role in  
30 ending the State's homeless situation by providing affordable  
31 rooms for rent; and  
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1 WHEREAS, these large-scale houses could be situated in  
2 master planned communities, so that purchasers are fully aware  
3 of the types of housing under development; and  
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5 WHEREAS, these large-scale houses could be subject to  
6 rental price restrictions or requirements in order to maintain  
7 affordability; and  
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9 WHEREAS, recently, the Honolulu City Council passed a  
10 measure that calls for the Department of Planning and Permitting  
11 to immediately halt issuing building permits for large-scale  
12 houses until the City Council can adopt stricter regulations on  
13 the structures, or up to two years; and  
14

15 WHEREAS, in light of this moratorium and the pressing need  
16 for the creation of affordable dwelling units, it is necessary  
17 that a new permitting process be adopted to allow the  
18 construction of large-scale houses; now, therefore,  
19

20 BE IT RESOLVED by the Senate of the Twenty-ninth  
21 Legislature of the State of Hawaii, Regular Session of 2018, the  
22 House of Representatives concurring, that the Honolulu City  
23 Council is requested to adopt a new permitting process to allow  
24 the construction of large-scale housing in certain residential  
25 zoned areas; and  
26

27 BE IT FURTHER RESOLVED that the new permitting process is  
28 requested to:  
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- 30 (1) Establish the number of square feet required to  
31 constitute a large-scale house;  
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- 33 (2) Determine and designate the appropriate type of  
34 residential zoned areas in which a large-scale house  
35 is authorized to be constructed;  
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- 37 (3) Set forth requirements for sewer capacity, water  
38 capacity, and parking needs; and  
39
- 40 (4) Establish any other requirements to allow the  
41 responsible construction of large-scale houses; and  
42



# S.C.R. NO. 35

1 BE IT FURTHER RESOLVED that certified copies of this  
2 Concurrent Resolution be transmitted to the Mayor of the City  
3 and County of Honolulu, Chairperson of the Honolulu City  
4 Council, and Director of the Department of Planning and  
5 Permitting of the City and County of Honolulu.  
6  
7  
8

OFFERED BY:

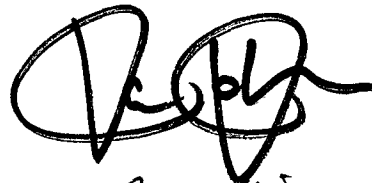
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