
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

3
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

7
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



1
2 WHEREAS, these large-scale houses could be situated in
3 master planned communities, so that purchasers are fully aware
4 of the types of housing under development, and be subject to
5 rental price restrictions or requirements in order to maintain
6 affordability; and
7

8 WHEREAS, recently, the Honolulu City Council passed a
9 measure that calls for the Department of Planning and Permitting
10 to immediately halt issuing building permits for large-scale
11 houses until the City Council can adopt stricter regulations on
12 the structures, or up to two years; and
13

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

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

26 BE IT FURTHER RESOLVED that the new permitting process is
27 requested to:
28

- 29 (1) Establish the number of square feet required to
30 constitute a large-scale house;
31
- 32 (2) Determine and designate the appropriate type of
33 residential zoned areas in which a large-scale house
34 is authorized to be constructed;
35
- 36 (3) Set forth requirements for sewer capacity, water
37 capacity, and parking needs; and
38
- 39 (4) Establish any other requirements to allow the
40 responsible construction of large-scale houses; and
41



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.

