
HOUSE CONCURRENT RESOLUTION

REQUESTING THE CITY AND COUNTY OF HONOLULU TO ENACT AN ORDINANCE
TO FACILITATE COMMUNITY-INITIATED DEVELOPMENT PROJECTS.

1 WHEREAS, the people of the State have many needs; and

2
3 WHEREAS, many of these needs can be met through development
4 projects, but not enough of those projects are currently in
5 place, even as the needs of the State's people and their
6 communities continue to grow; and

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8 WHEREAS, for example, in 2016, the governor noted that the
9 State lacked sixty-six thousand needed affordable housing units;
10 and

11
12 WHEREAS, community development projects can help address
13 these needs; and

14
15 WHEREAS, the City and County of Honolulu, the State's most
16 populous county, had a Department of Housing and Community
17 Development, but that the agency was dismantled in 1998; and

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19 WHEREAS, the establishment of a county agency and program
20 to engage in similar housing projects would be most helpful;
21 now, therefore,

22
23 BE IT RESOLVED by the House of Representatives of the
24 Thirty-second Legislature of the State of Hawaii, Regular
25 Session of 2023, the Senate concurring, that the Honolulu City
26 Council is requested to ordain an ordinance to facilitate
27 community-initiated development projects; and



1 BE IT FURTHER RESOLVED that the Honolulu City Council is
2 requested to include in the ordinance:

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4 (1) That an appropriate county department may form a
5 partnership with any Hawaii nonprofit corporation,
6 formed pursuant to Chapter 414D, Hawaii Revised
7 Statutes, to execute a community-initiated development
8 project within the county; provided that:

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10 (A) The project is in the public interest and
11 complies with the ordinance;

12
13 (B) Development of the project cannot occur by the
14 ordinary operations of private enterprise;

15
16 (C) The project be developed on land or property in
17 the inventory that the county department
18 maintains pursuant to the ordinance; and

19
20 (D) The county, nonprofit corporation, and project
21 comply with the ordinance; and
22

23 BE IT FURTHER RESOLVED that the Honolulu City Council is
24 requested to include in the ordinance that an appropriate county
25 department identify and keep an updated inventory of the
26 following lands and properties within the county:

27
28 (1) Land classified by the State as agriculture or
29 conservation land having infrastructure that can be
30 developed for housing;

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32 (2) Land classified by the State as agriculture or
33 conservation land having other infrastructure;

34
35 (3) Land classified by the State as real property that is
36 in an urban area, zoned properly for the purposes of a
37 project, and devoid of buildings and occupants;

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39 (4) Land classified by the State as real property that is
40 in an urban area, zoned properly for the purposes of a
41 project, having vacant buildings;
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- 1 (5) Land classified by the State as real property that is
- 2 in an urban area, zoned properly for the purposes of a
- 3 community-initiated development project, that is
- 4 underutilized;
- 5
- 6 (6) Church properties, to the extent authorized under
- 7 constitutional law;
- 8
- 9 (7) Harbors;
- 10
- 11 (8) Health care facilities;
- 12
- 13 (9) Hospitals;
- 14
- 15 (10) Housing;
- 16
- 17 (11) Parks;
- 18
- 19 (12) Schools; and
- 20
- 21 (13) Sporting facilities; and
- 22

23 BE IT FURTHER RESOLVED that the Honolulu City Council is
 24 requested to include in the ordinance that a participating
 25 Hawaii nonprofit corporation prepare a master plan for each
 26 community-initiated development project, and that:

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- 28 (1) Each master plan include, to the extent necessary for
- 29 the purposes of the project:
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- 31 (A) Multiple-use facilities;
- 32
- 33 (B) Placement of similar businesses within close
- 34 proximity of each other;
- 35
- 36 (C) Adjacencies between businesses and buildings;
- 37
- 38 (D) Phased inclusion of businesses and phased
- 39 development of buildings;
- 40
- 41 (E) Synergy between businesses and buildings;
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- 1 (F) Leveraging assets, needs, products, and services
- 2 of each business and building;
- 3
- 4 (G) Identification of benefits to all stakeholders;
- 5
- 6 (H) Specifications on how the partnership between the
- 7 entity and the county will make efficient use of
- 8 assets to meet needs and provide benefits,
- 9 products, and services; and
- 10
- 11 (I) Specifications on the development of any center
- 12 for excellence;
- 13
- 14 (2) Each master plan may include provisions relating to:
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- 16 (A) Senior housing or care;
- 17
- 18 (B) Adolescent housing or adolescent care;
- 19
- 20 (C) Teacher or student housing;
- 21
- 22 (D) Employee housing;
- 23
- 24 (E) Special needs housing or care;
- 25
- 26 (F) Health care or wellness facilities;
- 27
- 28 (G) Job counseling or training centers;
- 29
- 30 (H) Centers focused on arts, craft, culture, history,
- 31 botany, zoology;
- 32
- 33 (I) Multi-use community centers;
- 34
- 35 (J) Public facility partnerships with private
- 36 developers to build retail and commercial
- 37 facilities to subsidize the public facilities;
- 38 and
- 39
- 40 (K) Parking facilities;
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1 (3) A nonprofit organization submit a copy of the master
2 plan to the appropriate neighborhood board for the
3 board's review and consideration; provided that the
4 board may approve or disapprove of a master plan;
5 provided further that the master plan be amended to
6 comply with any conditions the board may place on the
7 project's approval;

8
9 (4) Each master plan that has been approved by a board be
10 reviewed by a committee, administratively supported by
11 an appropriate county department, that includes the
12 voluntary participation of state legislators and
13 councilmembers who represent the corresponding state
14 legislative and county council districts in which the
15 project is to be located; and

16
17 (5) Each master plan be subject to approval or disapproval
18 by the Honolulu City Council; and

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20 BE IT FURTHER RESOLVED that the Honolulu City Council is
21 requested to include in the ordinance a requirement that
22 participating Hawaii nonprofit corporations make a good faith
23 effort to apply for funds and other assistance from governmental
24 agencies, community organizations, business organizations, and
25 other public and private entities; and

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27 BE IT FURTHER RESOLVED that the Honolulu City Council is
28 requested to also include in the ordinance a requirement that
29 the appropriate county department responsible for the
30 administration of the ordinance adopt rules, pursuant to
31 Chapter 91, Hawaii Revised Statutes, necessary for the purposes
32 of the ordinance; and

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34 BE IT FURTHER RESOLVED that the Mayor of the City and
35 County of Honolulu is requested to approve the foregoing
36 ordinance; and

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H.C.R. NO. 79

1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the Chairperson of the
3 Honolulu City Council and Mayor of the City and County of
4 Honolulu.
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OFFERED BY:

Janet Skon

MAR 09 2023

