

MAR 10 2023

---

---

# SENATE RESOLUTION

REQUESTING A FEASIBILITY STUDY ON REDEVELOPING LANDS SITUATED AT  
TMK (1) 2-8-015:001 INTO WORKFORCE HOUSING AND OTHER  
AFFILIATED USES.

1           WHEREAS, the Department of Business, Economic Development,  
2 and Tourism estimates that Hawaii will need between  
3 approximately twenty-six thousand to forty-seven thousand new  
4 housing units prior to 2030 to address the critical shortage of  
5 housing; and

6  
7           WHEREAS, the continuing lack of sufficient supply or  
8 inventory of workforce housing will worsen the shortage of  
9 housing every year as the demand for housing will continue to  
10 grow more rapidly than new supply is available; and

11  
12           WHEREAS, if the State fails to address this housing crisis  
13 more residents will be forced to move away from Hawaii to obtain  
14 housing they can afford; and

15  
16           WHEREAS, state agencies could help to address the housing  
17 crisis by providing suitable lands available for the development  
18 of affordable housing, including workforce housing, on  
19 properties that those agencies are planning to redevelop; and

20  
21           WHEREAS, providing concepts and plans publicly as early as  
22 possible would be very helpful and useful to programs and  
23 organizations that currently utilize TMK (1) 2-8-015:001 as well  
24 as surrounding properties; now, therefore,

25  
26           BE IT RESOLVED by the Senate of the Thirty-second  
27 Legislature of the State of Hawaii, Regular Session of 2023,  
28 that the Hawaii Housing Finance and Development Corporation, or  
29 any other appropriate state agency, is requested to conduct a  
30 feasibility study on redeveloping lands situated at TMK (1) 2-8-  
31 015:001 into workforce housing and other affiliated uses; and

32



# S.R. NO. 192

1 BE IT FURTHER RESOLVED that the feasibility study is  
2 requested to be conducted in cooperation with any appropriate  
3 state agency that will be affected by the study or may be  
4 instrumental in completing the study; and

5  
6 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
7 Development Corporation, or any other appropriate state agency,  
8 is requested to include in the study a conceptual development  
9 plan that may include a market study to redevelop the parcel,  
10 along with the steps needed for such development; and

11  
12 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and  
13 Development Corporation, or any other appropriate state agency,  
14 is requested to submit a report on the feasibility study to the  
15 Legislature no later than twenty days prior to the convening of  
16 the Regular Session of 2025; and

17  
18 BE IT FURTHER RESOLVED that certified copies of this  
19 Resolution be transmitted to the Governor, Lieutenant Governor,  
20 Executive Director of the Hawaii Housing Finance and Development  
21 Corporation, President of the University of Hawaii, and any  
22 director of state agency who helped to complete the report.

23  
24  
25 OFFERED BY: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'J. T. S.', is written over a horizontal line.