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## HOUSE RESOLUTION

REQUESTING THE COUNTIES TO AMEND OR ADOPT AN ORDINANCE TO ALLOW RELIGIOUS INSTITUTIONS, EDUCATIONAL INSTITUTIONS, OR MEDICAL INSTITUTIONS TO DEVELOP RESIDENTIAL UNITS ON PARCELS THAT MEET CERTAIN CONDITIONS.

1           WHEREAS, there is a severe housing shortage in the State;  
2 and

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4           WHEREAS, the limited diversity in the types of housing  
5 options increases the price of buying or renting housing,  
6 ultimately forcing many residents out of Hawaii; and

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8           WHEREAS, expanding development options in the housing  
9 market can alleviate price pressure on the private market,  
10 prevent the displacement of long-standing residents, and ensure  
11 that the State remains accessible across diverse housing prices  
12 and forms; and

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14           WHEREAS, creative solutions are needed to streamline  
15 building permit approvals for the development of new housing or  
16 modification of existing homes to address the severe lack of  
17 affordable housing; and

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19           WHEREAS, the counties' statutorily-authorized zoning powers  
20 are tools that can guide the overall future development of each  
21 county, including the development of residential units; and

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23           WHEREAS, there are religious institutions, educational  
24 institutions, and medical institutions that are willing to build  
25 residential housing units on their property; and

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27           WHEREAS, allowing these institutions to build residential  
28 units on their lands is one creative solution to address the  
29 housing shortage in the State; now, therefore,  
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1 BE IT RESOLVED by the House of Representatives of the  
2 Thirty-second Legislature of the State of Hawaii, Regular  
3 Session of 2024, that each county is requested to amend or adopt  
4 an ordinance to allow religious institutions, educational  
5 institutions, or medical institutions to construct residential  
6 units on parcels of lands that are within the state urban land  
7 use district and zoned for residential or commercial use; and  
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9 BE IT FURTHER RESOLVED that in amending or adopting the  
10 ordinance, the counties are requested to:

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- 12 (1) Limit any proposed development of residential units to  
13 less than fifteen acres and no greater than fifty  
14 percent of the parcel area; and
  - 15
  - 16 (2) Require that any residential unit developed on a  
17 religious institution's, educational institution's, or  
18 medical institution's property be retained by the  
19 institution so long as the institution remains in  
20 existence; and
  - 21

22 BE IT FURTHER RESOLVED that in amending or adopting the  
23 ordinance, the counties are requested to use the following  
24 definitions:

- 25
- 26 (1) "Educational institution" means any private  
27 educational organization that has been granted tax  
28 exempt status under section 501(c)(3) of the Internal  
29 Revenue Code of 1986, as amended;  
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  - 31 (2) "Medical institution" means any organization that has  
32 been incorporated in the State as a nonprofit  
33 corporation and that has continuously operated and  
34 will be operated exclusively to provide, or to  
35 contribute to the support of, organizations or  
36 institutions organized and operated exclusively to  
37 provide hospital, medical, research, or therapeutic  
38 services to the public; and
  - 39
  - 40 (3) "Religious institution" means any religious  
41 institution or organization that has been granted tax  
42 exempt status under section 501(c)(3) of the Internal



1 Revenue Code 1986, as amended, does not restrict  
2 membership to persons on the basis of race, color, or  
3 ancestry, and has no part of its earnings inured to  
4 any private shareholder or individual; and  
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6 BE IT FURTHER RESOLVED that the counties are requested to  
7 make clear that it is not the intent of the ordinance to provide  
8 a process to allow developers to create a religious institution,  
9 educational institution, or medical institution for the sole  
10 purpose of circumventing the normal development process; and  
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12 BE IT FURTHER RESOLVED that certified copies of this  
13 Resolution be transmitted to the Mayor of the County of Hawaii,  
14 Mayor of the City and County of Honolulu, Mayor of the County of  
15 Kauai, Mayor of the County of Maui, each member of the Hawaii  
16 County Council, each member of the Honolulu City Council, each  
17 member of the Kauai County Council, and each member of the Maui  
18 County Council.  
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OFFERED BY:   
MAR 07 2024

