
SENATE CONCURRENT RESOLUTION

URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO ESTABLISH A
MULTIAGENCY WORKING GROUP TO UPDATE THE MAPS, TIER TABLES,
AND INVENTORIES OF STATE LANDS SUITABLE AND AVAILABLE FOR
AFFORDABLE HOUSING DEVELOPMENT.

1 WHEREAS, Hawaii has had an affordable housing shortage for
2 decades, being one of the most expensive states in the nation
3 regarding housing, with median housing costs almost three times
4 higher than the national average; and

5
6 WHEREAS, a 2015 report by the Department of Business,
7 Economic Development, and Tourism titled "Measuring Housing
8 Demand in Hawaii, 2015-2025" projected that housing demand will
9 exceed sixty thousand units, with nearly seventy percent needed
10 for households earning eighty percent or less of the Area Median
11 Income; and

12
13 WHEREAS, while there have been various legislative efforts
14 made regarding the housing shortage including Act 127, Session
15 Laws of Hawaii 2016, which established the Special Action Team
16 on Affordable Rental Housing to catalog and prioritize publicly
17 owned parcels based on their access to infrastructure, the
18 housing shortage has only worsened since the conclusion of the
19 Special Action Team's investigation; and

20
21 WHEREAS, the Affordable Rental Housing Report and Ten-Year
22 Plan, published in 2018 by the Special Action Team on Affordable
23 Rental Housing, identified parcels of land within each county
24 suitable for much needed affordable housing development; and

25
26 WHEREAS, statewide, unless the planning, funding, and
27 delivery of affordable rental housing becomes an overarching
28 priority for the Legislature, Governor, mayors, housing
29 agencies, developers, and public and private funding sources,



1 seventy percent of Hawaii's families will soon be excluded from
2 affordable, safe, and sanitary housing; now, therefore,

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4 BE IT RESOLVED by the Senate of the Thirty-second
5 Legislature of the State of Hawaii, Regular Session of 2024, the
6 House of Representatives concurring, that the Hawaii Community
7 Development Authority is urged to establish a multiagency
8 working group to update the maps, tier tables, and inventories
9 of state lands suitable and available for affordable housing
10 development; and

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12 BE IT FURTHER RESOLVED that the working group is requested
13 to:

- 14
- 15 (1) Update the maps, tier tables, and inventories of state
- 16 lands suitable and available for affordable housing
- 17 development in the Affordable Rental Housing Report
- 18 and Ten-Year Plan that was generated pursuant to Act
- 19 127, Session Laws of Hawaii 2016;
- 20
- 21 (2) Focus on existing urban lands to minimize the need for
- 22 major regional infrastructure improvements;
- 23
- 24 (3) Examine mixed-use development opportunities to
- 25 redevelop underutilized existing state-owned lands
- 26 with one government tenant or use; and
- 27
- 28 (4) Identify lands to accommodate one hundred thousand new
- 29 housing units and designate these as important housing
- 30 lands; and
- 31

32 BE IT FURTHER RESOLVED that the working group's membership
33 is requested to consist of the following members or their
34 designees:

- 35
- 36 (1) The Director of the Office of Planning and Sustainable
- 37 Development, who is requested to serve as the
- 38 chairperson;
- 39
- 40 (2) The Comptroller of the Department of Accounting and
- 41 General Services;
- 42



- 1 (3) The Executive Director of the Hawaii Housing Finance
2 and Development Corporation;
- 3
- 4 (4) The Executive Director of the Hawaii Public Housing
5 Authority;
- 6
- 7 (5) The Executive Director of the Hawaii Community
8 Development Authority;
- 9
- 10 (6) The Chairperson of the Board of Land and Natural
11 Resources;
- 12
- 13 (7) The Executive Officer of the Land Use Commission; and
14
- 15 (8) A representative from each county, appointed by the
16 mayor of the respective county, who is qualified to
17 assess infrastructure availability for each parcel
18 suitable for potential affordable housing development;
19 and
- 20

21 BE IT FURTHER RESOLVED that the working group may recommend
22 additional members with appropriate special expertise to the
23 working group, including representatives from organizations with
24 experience in development or redevelopment for approval by the
25 chairperson; and

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27 BE IT FURTHER RESOLVED that the Hawaii Community
28 Development Authority is requested to provide administrative and
29 clerical support to the working group; and

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31 BE IT FURTHER RESOLVED that the working group is requested
32 to submit a report of its findings and recommendations,
33 including any proposed legislation, to the Legislature no later
34 than twenty days prior to the convening of the Regular Session
35 of 2025; and

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37 BE IT FURTHER RESOLVED that certified copies of this
38 Concurrent Resolution be transmitted to the Director of the
39 Office of Planning and Sustainable Development, Comptroller of
40 the Department of Accounting and General Services, Executive
41 Director of the Hawaii Housing Finance and Development
42 Corporation, Executive Director of the Hawaii Public Housing



- 1 Authority, Executive Director of the Hawaii Community
- 2 Development Authority, Chairperson of the Board of Land and
- 3 Natural Resources, Executive Officer of the Land Use Commission,
- 4 and mayors of each county.

