
SENATE 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

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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

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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,
30 seventy percent of Hawaii's families will soon be excluded from
31 affordable, safe, and sanitary housing; now, therefore,
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1 BE IT RESOLVED by the Senate of the Thirty-second
2 Legislature of the State of Hawaii, Regular Session of 2024,
3 that the Hawaii Community Development Authority is urged to
4 establish a multiagency working group to update the maps, tier
5 tables, and inventories of state lands suitable and available
6 for affordable housing development; and
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8 BE IT FURTHER RESOLVED that the working group is requested
9 to:

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

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28 BE IT FURTHER RESOLVED that the working group's membership
29 is requested to consist of the following members or their
30 designees:

- 31 (1) The Director of the Office of Planning and Sustainable
32 Development, who is requested to serve as the
33 chairperson;
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- 35 (2) The Comptroller of the Department of Accounting and
36 General Services;
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- 38 (3) The Executive Director of the Hawaii Housing Finance
39 and Development Corporation;
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- 1 (4) The Executive Director of the Hawaii Public Housing
2 Authority;
- 3
- 4 (5) The Executive Director of the Hawaii Community
5 Development Authority;
- 6
- 7 (6) The Chairperson of the Board of Land and Natural
8 Resources;
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- 10 (7) The Executive Officer of the Land Use Commission; and
- 11
- 12 (8) A representative from each county, appointed by the
13 mayor of the respective county, who is qualified to
14 assess infrastructure availability for each parcel
15 suitable for potential affordable housing development;
16 and
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18 BE IT FURTHER RESOLVED that the working group may recommend
19 additional members with appropriate special expertise to the
20 working group, including representatives from organizations with
21 experience in development or redevelopment for approval by the
22 chairperson; and

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24 BE IT FURTHER RESOLVED that the Hawaii Community
25 Development Authority is requested to provide administrative and
26 clerical support to the working group; and

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

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34 BE IT FURTHER RESOLVED that certified copies of this
35 Resolution be transmitted to the Director of the Office of
36 Planning and Sustainable Development, Comptroller of the
37 Department of Accounting and General Services, Executive
38 Director of the Hawaii Housing Finance and Development
39 Corporation, Executive Director of the Hawaii Public Housing
40 Authority, Executive Director of the Hawaii Community
41 Development Authority, Chairperson of the Board of Land and



- 1 Natural Resources, Executive Officer of the Land Use Commission,
- 2 and mayors of each county.

