
SENATE CONCURRENT RESOLUTION

REQUESTING THE UNIVERSITY OF HAWAII TO DEVELOP A COMPREHENSIVE
PLAN TO ADDRESS STUDENT AND FACULTY HOUSING FACILITY NEEDS
AT THE MANOA CAMPUS.

1 WHEREAS, a shortage of available and affordable housing
2 exists throughout the State; and
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4 WHEREAS, there is a limited supply of on-campus student
5 housing available for students attending the University of
6 Hawaii and the shortage of housing facilities puts students into
7 the general rental market, further increasing demand for rental
8 housing; and
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10 WHEREAS, the University of Hawaii at Mānoa (UHM) Student
11 Housing Services program (SHS) is comprised of twenty-one
12 residential buildings; and
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14 WHEREAS, UHM SHS operates as a special fund pursuant to
15 section 37-52.3, Hawaii Revised Statutes, whereby funding to
16 address deferred maintenance needs in residential facilities
17 operated by SHS is intended to be covered by revenue generated
18 by the SHS program; and
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20 WHEREAS, a majority of UHM SHS buildings have not undergone
21 any major renovation or improvement since constructed in the
22 1970's, except for renovations and construction of the Hale
23 Aloha towers and Frear Hall in 2008-2009; and
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25 WHEREAS, the business structure of UHM SHS has historically
26 prioritized affordability, which has now compromised future
27 financial and economic sustainability of affording needed major
28 repairs and affording necessary major renovations of the aging
29 facilities; and



1 WHEREAS, the physical condition of certain on-campus
2 facilities have compromised their ability to remain in service;
3 and

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5 WHEREAS, the Hale Noelani facility is an on-campus SHS
6 facility comprised of five buildings, originally constructed in
7 1978 and included over five hundred beds; and

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9 WHEREAS, the Hale Noelani buildings were closed and taken
10 out of service in 2018 due to significant deficiencies in
11 building conditions, necessary maintenance, and urgent repairs
12 whose costs were so substantial that the SHS program lacked
13 sufficient funding and resources to address longer term
14 strategies for improving all student housing facilities; and

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16 WHEREAS, the revenues of SHS have been barely sufficient to
17 support minimal business operations of SHS since its inception
18 in the 1970s; and

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20 WHEREAS, it is necessary and essential for the SHS program
21 to re-examine its business operations and structure to find more
22 affordable and financially sustainable approaches to meet its
23 facilities needs for services, like janitorial, custodial, and
24 maintenance services, from both public and private sectors; and

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26 WHEREAS, the University of Hawaii has executed alternative
27 development models utilizing public-private partnerships for
28 building student housing facilities at the Residences for
29 Innovation and Student Entrepreneurs (RISE) project and the
30 residences for graduate students at the former National Marine
31 Fisheries site; and

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33 WHEREAS, the University of Hawaii has focused on
34 alternative development models, including housing for graduate
35 students, but has not created a workable plan for current
36 undergraduate housing facilities; and

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38 WHEREAS, the University of Hawaii also operates faculty
39 housing and offers below-market rates to new faculty members,
40 but does not generate sufficient revenue to help offset the
41 construction of additional faculty housing units; and

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1 WHEREAS, it is recognized that the University of Hawaii
2 must seek new repair, maintenance, and development models, to
3 include novel approaches to financing the renovation,
4 improvements, and expansions of its existing on-campus housing
5 inventory for students and faculty members, both through public
6 financing or public-private partnership options; and
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8 WHEREAS, the SHS program should rely on diverse sources of
9 funds to operate and maintain its programs and facilities; and
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11 WHEREAS, this includes the University of Hawaii
12 establishing a business model that provides a reliable stream of
13 revenue that can sustain its programs and facilities on an
14 ongoing basis, including a long-term facility repair and
15 replacement program; now, therefore,
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17 BE IT RESOLVED by the Senate of the Thirty-second
18 Legislature of the State of Hawaii, Regular Session of 2024, the
19 House of Representatives concurring, that the University of
20 Hawaii at Mānoa is requested to develop a comprehensive plan to
21 address undergraduate, graduate, and faculty housing facility
22 needs on the University of Hawaii at Mānoa campus; and
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24 BE IT FURTHER RESOLVED that the University of Hawaii at
25 Mānoa is requested to redevelop Hale Noelani, increasing its bed
26 space to at least one thousand five hundred beds using the most
27 long-term cost-effective method to both the State, University,
28 and students; and
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30 BE IT FURTHER RESOLVED that the University of Hawaii at
31 Mānoa is requested to develop a new business model, including
32 the potential of mixed-use or private-public partnerships, that
33 ensures the Student Housing Services program and faculty housing
34 are capable of operating as a self-sustaining, special funded
35 unit; and
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37 BE IT FURTHER RESOLVED that the University of Hawaii at
38 Mānoa is requested to create a plan within their budget to
39 support in-state residents with demonstrated financial need via
40 a housing allowance, stipend, or similar grant-in-aid to offset
41 the cost of residents to ensure long-term affordability; and
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1 BE IT FURTHER RESOLVED that the University of Hawaii at
2 Mānoa is requested to furnish a report to the Legislature that
3 contains conceptual business models, operational plans, and
4 financing models consistent with this Concurrent Resolution no
5 later than twenty days prior to the convening of the Regular
6 Session of 2025; and

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8 BE IT FURTHER RESOLVED that certified copies of this
9 Concurrent Resolution be transmitted to the President of the
10 University of Hawaii System and Chairperson of the Board of
11 Regents of the University of Hawaii.

