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# SENATE CONCURRENT RESOLUTION

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

1 WHEREAS, a shortage of available and affordable housing  
2 exists throughout the State; and  
3

4 WHEREAS, there is a limited supply of on-campus student  
5 housing available for students attending the University of  
6 Hawaii and such shortage of housing facilities puts students  
7 into the general rental market further increasing demand for  
8 rental 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

4  
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

15  
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

19  
20 WHEREAS, it is deemed necessary and essential for the SHS  
21 program to re-examine its business operations and structure in  
22 order to find more affordable and financially sustainable  
23 approaches to meet its facilities needs for services, like  
24 janitorial, custodial, and maintenance services, from both  
25 public and private sectors; and

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

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

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



1  
2 WHEREAS, it is recognized that the University of Hawaii  
3 must seek new repair, maintenance, and development models, to  
4 include novel approaches to financing the renovation,  
5 improvements, and expansions of its existing on-campus housing  
6 inventory for students and faculty members, both through public  
7 financing or public-private partnership options; and  
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9 WHEREAS, the SHS program should rely on diverse sources of  
10 funds to operate and maintain its programs and facilities; and  
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12 WHEREAS, this includes the University of Hawaii  
13 establishing a business model that provides a reliable stream of  
14 revenue that can sustain its programs and facilities on an  
15 ongoing basis, including a long-term facility repair and  
16 replacement program; now, therefore,  
17

18 BE IT RESOLVED by the Senate of the Thirty-second  
19 Legislature of the State of Hawaii, Regular Session of 2024, the  
20 House of Representatives concurring, that the University of  
21 Hawaii at Mānoa is requested to develop a comprehensive plan to  
22 address undergraduate, graduate, and faculty housing facility  
23 needs on the University of Hawaii at Mānoa campus; and  
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25 BE IT FURTHER RESOLVED that the University of Hawaii at  
26 Mānoa is requested to redevelop Hale Noelani, increasing its bed  
27 space to at least one thousand five hundred beds using the most  
28 long-term cost-effective method to both the State, University,  
29 and students; and  
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31 BE IT FURTHER RESOLVED that the University of Hawaii at  
32 Mānoa is requested to develop a new business model, including  
33 the potential of mixed-use or private-public partnerships, that  
34 ensures the Student Housing Services program and faculty housing  
35 is capable of operating as a self-sustaining, special funded  
36 unit; and  
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38 BE IT FURTHER RESOLVED that the University of Hawaii at  
39 Mānoa is requested to create a plan within their budget to  
40 support in-state residents with demonstrated financial need via  
41 a housing allowance, stipend, or similar grant-in-aid to offset  
42 the cost of residents to ensure long-term affordability; and



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2 BE IT FURTHER RESOLVED that the University of Hawaii at  
3 Mānoa is requested to furnish a report to the Legislature that  
4 contains conceptual business models, operational plans, and  
5 financing models consistent with this Concurrent Resolution no  
6 later than twenty days prior to the convening of the Regular  
7 Session of 2025; and

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

