

MAR 08 2024

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 60,000 units, with nearly seventy percent needed for
10 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,
30 seventy percent of Hawaii's families will soon be excluded from
31 affordable, safe, and sanitary housing; now, therefore,



1
2 BE IT RESOLVED by the Senate of the Thirty-second
3 Legislature of the State of Hawaii, Regular Session of 2024, the
4 House of Representatives concurring, that the Hawaii Community
5 Development Authority is urged to establish a multiagency
6 working group to update the maps, tier tables, and inventories
7 of state lands suitable and available for affordable housing
8 development; and
9

10 BE IT FURTHER RESOLVED that the working group is requested
11 to:

- 12
- 13 (1) Update the maps, tier tables, and inventories of state
14 lands suitable and available for affordable housing
15 development in the Affordable Rental Housing Report
16 and Ten-Year Plan that was generated pursuant to Act
17 127, Session Laws of Hawaii 2016;
 - 18
 - 19 (2) Focus on existing urban lands to minimize the need for
20 major regional infrastructure improvements;
 - 21
 - 22 (3) Examine mixed-use development opportunities to
23 redevelop underutilized existing state-owned lands
24 with one government tenant or use; and
 - 25
 - 26 (4) Identify lands to accommodate one hundred thousand new
27 housing units and designate these as important housing
28 lands; and
29

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

- 33
- 34 (1) The Director of the Office of Planning and Sustainable
35 Development, who is requested to serve as the
36 chairperson;
 - 37
 - 38 (2) The Comptroller of the Department of Accounting and
39 General Services;
 - 40
 - 41 (3) The Executive Director of the Hawaii Housing Finance
42 and Development Corporation;



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

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

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

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

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



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

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OFFERED BY:

A handwritten signature in black ink, consisting of stylized, cursive letters, is written over a horizontal line.