
SENATE 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

30 WHEREAS, the physical condition of certain on-campus
31 facilities have compromised their ability to remain in service;
32 and

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1 WHEREAS, the Hale Noelani facility is an on-campus SHS
2 facility comprised of five buildings, originally constructed in
3 1978 and included over five hundred beds; and
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5 WHEREAS, the Hale Noelani buildings were closed and taken
6 out of service in 2018 due to significant deficiencies in
7 building conditions, necessary maintenance, and urgent repairs
8 whose costs were so substantial that the SHS program lacked
9 sufficient funding and resources to address longer term
10 strategies for improving all student housing facilities; and
11

12 WHEREAS, the revenues of SHS have been barely sufficient to
13 support minimal business operations of SHS since its inception
14 in the 1970s; and
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16 WHEREAS, it is deemed necessary and essential for the SHS
17 program to re-examine its business operations and structure in
18 order to find more affordable and financially sustainable
19 approaches to meet its facilities needs for services, like
20 janitorial, custodial, and maintenance services, from both
21 public and private sectors; and
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23 WHEREAS, the University of Hawaii has executed alternative
24 development models utilizing public-private partnerships for
25 building student housing facilities at the Residences for
26 Innovation and Student Entrepreneurs (RISE) project and the
27 residences for graduate students at the former National Marine
28 Fisheries site; and
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30 WHEREAS, the University of Hawaii has focused on
31 alternative development models, including housing for graduate
32 students, but has not created a workable plan for current
33 undergraduate housing facilities; and
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35 WHEREAS, the University of Hawaii also operates faculty
36 housing and offers below-market rates to new faculty members,
37 but does not generate sufficient revenue to help offset the
38 construction of additional faculty housing units; and
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40 WHEREAS, it is recognized that the University of Hawaii
41 must seek new repair, maintenance, and development models, to
42 include novel approaches to financing the renovation,



1 improvements, and expansions of its existing on-campus housing
2 inventory for students and faculty members, both through public
3 financing or public-private partnership options; and
4

5 WHEREAS, the SHS program should rely on diverse sources of
6 funds to operate and maintain its programs and facilities; and
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8 WHEREAS, this includes the University of Hawaii
9 establishing a business model that provides a reliable stream of
10 revenue that can sustain its programs and facilities on an
11 ongoing basis, including a long-term facility repair and
12 replacement program; now, therefore,
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14 BE IT RESOLVED by the Senate of the Thirty-second
15 Legislature of the State of Hawaii, Regular Session of 2024,
16 that the University of Hawaii at Mānoa is requested to develop a
17 comprehensive plan to address undergraduate, graduate, and
18 faculty housing facility needs on the University of Hawaii at
19 Mānoa campus; and
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21 BE IT FURTHER RESOLVED that the University of Hawaii at
22 Mānoa is requested to redevelop Hale Noelani, increasing its bed
23 space to at least one thousand five hundred beds using the most
24 long-term cost-effective method to both the State, University,
25 and students; and
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27 BE IT FURTHER RESOLVED that the University of Hawaii at
28 Mānoa is requested to develop a new business model, including
29 the potential of mixed-use or private-public partnerships, that
30 ensures the Student Housing Services program and faculty housing
31 is capable of operating as a self-sustaining, special funded
32 unit; and
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34 BE IT FURTHER RESOLVED that the University of Hawaii at
35 Mānoa is requested to create a plan within their budget to
36 support in-state residents with demonstrated financial need via
37 a housing allowance, stipend, or similar grant-in-aid to offset
38 the cost of residents to ensure long-term affordability; and
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40 BE IT FURTHER RESOLVED that the University of Hawaii at
41 Mānoa is requested to furnish a report to the Legislature that
42 contains conceptual business models, operational plans, and



1 financing models consistent with this Resolution no later than
2 twenty days prior to the convening of the Regular Session of
3 2025; and

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

