WHEREAS, the area of Kakaako under the jurisdiction of the Hawaii Community Development Authority is defined as the area bordered by Ala Moana Boulevard and King Street and between Punchbowl Street and Piikoi Street; and

WHEREAS, Kakaako is a mixed neighborhood of businesses, commercial, industrial and residential projects; and

WHEREAS, the availability and affordability of workforce housing are considered important to the people of the State; and

WHEREAS, rail transit will be incorporated into this community and would provide transportation services to establish linkages between where people live and where they work; and

WHEREAS, workforce housing is the essential foundation to build a more sustainable future for the Kakaako area and grow a more competitive workforce to meet the challenges of a global economy; and

WHEREAS, providing workforce housing is a goal of the Legislature; now, therefore,

BE IT RESOLVED by the House of Representatives of the Twenty-fifth Legislature of the State of Hawaii, Regular Session of 2010, that this body requests the Hawaii Community Development Authority to research the need for workforce housing in the Kakaako area; and

BE IT FURTHER RESOLVED that the Hawaii Community Development Authority is requested to examine the following issues:
(1) Evaluation of workforce housing in Kakaako by identifying the mix, cost, and availability of housing to support workers;

(2) An evaluation of general plan policies, development, and zoning practices to increase the availability of workforce housing in Kakaako;

(3) The availability of rental housing to provide an affordable housing option for those who are unable to purchase a home;

(4) Building and zoning codes that present barriers to building workforce housing;

(5) Modifications that can be made to existing structures that would allow for the redevelopment of workforce housing, including:

(A) Structural modifications that can be made to dwelling structures;

(B) Costs associated with the structural modifications; and

(C) Sources of funding, supplies, and labor to complete the structural modifications, including:

(i) Suppliers willing to donate or provide at a reduced cost any tools, equipment, and supplies;

(ii) Available public or private loan or grant programs that would finance the modifications; and

(iii) Potential use of building industry apprentices or volunteers to provide labor for the modifications and to further identify amendments to licensing requirements that may be necessary to facilitate the use of apprentices or volunteers;
(6) Mechanisms that allow personnel to be trained to analyze and make recommendations or structural modifications to existing structures, and also to indentify:

(A) Agencies or individuals who currently engage in assessing homes for structural modification and evaluation practices for assessments currently in place; and

(B) Skills necessary to conduct structural modification assessments and the feasibility of introducing training programs relating to these skills in local education institutions; and

BE IT FURTHER RESOLVED that state and county building and zoning councils, including the State Building Code Council, select representatives from their respective departments to assist the Hawaii Community Development Authority in its research; and

BE IT FURTHER RESOLVED that the Hawaii Community Development Corporation is also requested to prepare a report that includes:

(1) Identifying any previous legislative attempts to create workforce housing in Kakaako;

(2) Recommending legislation for reasonable and appropriate changes to building and zoning codes that will facilitate the creation of workforce housing in Kakaako; and

(3) Drafting recommendations that will facilitate the creation of workforce housing; and

BE IT FURTHER RESOLVED that the Hawaii Community Development Authority is requested to submit a report of its findings and recommendations to the Legislature no later than twenty days prior to the convening of the 2011 Regular Session; and
BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Governor, the President of the Senate, the Speaker of the House of Representatives, and the Director of the Hawaii Community Development Authority.

OFFERED BY:

FEB 22 2010