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# SENATE CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND CITY AND COUNTY OF HONOLULU DEPARTMENT OF PLANNING AND PERMITTING, WITH SUPPORT FROM THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION, TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION.

1 WHEREAS, the lack of workforce housing is a serious and  
2 immediate concern for many of the State's residents; and  
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4 WHEREAS, the high price of housing, low wage positions, and  
5 increasing rate of inflation are contributing factors to the  
6 State having one of the lowest rates of home ownership and one  
7 of the fastest growing homeless populations in the nation; and  
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9 WHEREAS, according to the Department of Business, Economic  
10 Development, and Tourism's population and economic projections,  
11 the State's resident population is projected to increase from  
12 1,363,621 in 2010 to 1,708,900 in 2040, an average growth rate  
13 of 0.8 percent per year; and  
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15 WHEREAS, according to the 2011 Hawaii Housing Planning  
16 Study, the State will need up to 50,000 additional housing units  
17 by 2016 to meet the demand generated by changing demographics  
18 and economic conditions; and  
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20 WHEREAS, the demand for workforce housing units along with  
21 the inevitable increase in population, requires the State to  
22 take swift and decisive action to prevent more families from  
23 being left helpless and homeless; and  
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25 WHEREAS, transit-oriented development presents a unique  
26 opportunity to address the issues of economic stimulation and  
27 housing shortages; and



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 2 WHEREAS, an increased supply of workforce units in transit-  
 3 oriented development zones will provide low-income and moderate-  
 4 income families with the opportunity to reside in vibrant  
 5 communities and growing micro-economies; and

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 7 WHEREAS, the development of workforce housing units around  
 8 transit-centered communities will encourage families to utilize  
 9 public transportation, providing the transit system with a  
 10 baseline for ridership; and

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 12 WHEREAS, according to the Honolulu Authority for Rapid  
 13 Transportation (HART), a cost-effective transit system requires  
 14 one-third of the operating and maintenance costs be subsidized  
 15 by passenger fares and two-thirds of the operating and  
 16 maintenance costs be funded by government subsidies; and

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 18 WHEREAS, a collaborative effort between the State and HART  
 19 is necessary to create an effective and efficient development  
 20 plan for workforce housing; now, therefore,

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 22 BE IT RESOLVED by the Senate of the Twenty-eighth  
 23 Legislature of the State of Hawaii, Regular Session of 2015, the  
 24 House of Representatives concurring, that the Hawaii Housing  
 25 Finance and Development Corporation (HHFDC) and City and County  
 26 of Honolulu Department of Planning and Permitting, with support  
 27 from HART, are requested to conduct a joint study addressing the  
 28 demand for workforce housing and transit-oriented development;  
 29 and to create a development plan for workforce housing  
 30 expansion; and

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 32 BE IT FURTHER RESOLVED that one objective of this joint  
 33 study is to provide the transit system with a baseline for  
 34 ridership by calculating the number of workforce housing units  
 35 that are needed within transit-oriented development zones; and

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 37 BE IT FURTHER RESOLVED that the joint study evaluate  
 38 options that will further encourage the construction of  
 39 workforce housing units, workforce rental units, and other  
 40 public uses in all transit-oriented development zones; and  
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1 BE IT FURTHER RESOLVED that HHFDC and the City and County  
2 of Honolulu Department of Planning and Permitting are requested  
3 to assemble administrative personnel needed to assist in the  
4 completion of the joint study and development plan; and  
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6 BE IT FURTHER RESOLVED that HHFDC and the City and County  
7 of Honolulu Department of Planning and Permitting may enter into  
8 cooperative agreements with other public agencies deemed  
9 necessary for the completion of the joint study and development  
10 plan; and  
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12 BE IT FURTHER RESOLVED that the HHFDC and the City and  
13 County of Honolulu Department of Planning and Permitting are  
14 requested to submit the joint study and development plan to the  
15 Legislature no later than twenty days prior to the convening of  
16 the Regular Session of 2016; and  
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18 BE IT FURTHER RESOLVED that certified copies of this  
19 Concurrent Resolution be transmitted to the Governor, Executive  
20 Director of the Hawaii Housing Finance and Development  
21 Corporation, Executive Director and CEO of the Honolulu  
22 Authority for Rapid Transportation, Director of the Office of  
23 Planning, Executive Director of the Hawaii Public Housing  
24 Authority, Mayor of the City and County of Honolulu, and  
25 Director of the City and County of Honolulu Department of  
26 Planning and Permitting.  
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