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# SENATE 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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1 WHEREAS, an increased supply of workforce units in transit-  
2 oriented development zones will provide low-income and moderate-  
3 income families with the opportunity to reside in vibrant  
4 communities and growing micro-economies; and

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

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

16  
17 WHEREAS, a collaborative effort between the State and HART  
18 is necessary to create an effective and efficient development  
19 plan for workforce housing; now, therefore,

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

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

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35 BE IT FURTHER RESOLVED that the joint study evaluate  
36 options that will further encourage the construction of  
37 workforce housing units, workforce rental units, and other  
38 public uses in all transit-oriented development zones; and

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40 BE IT FURTHER RESOLVED that HHFDC and the City and County  
41 of Honolulu Department of Planning and Permitting are requested



1 to assemble administrative personnel needed to assist in the  
2 completion of the joint study and development plan; and  
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4 BE IT FURTHER RESOLVED that HHFDC and the City and County  
5 of Honolulu Department of Planning and Permitting may enter into  
6 cooperative agreements with other public agencies deemed  
7 necessary for the completion of the joint study and development  
8 plan; and  
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10 BE IT FURTHER RESOLVED that the HHFDC and the City and  
11 County of Honolulu Department of Planning and Permitting are  
12 requested to submit the joint study and development plan to the  
13 Legislature no later than twenty days prior to the convening of  
14 the Regular Session of 2016; and  
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16 BE IT FURTHER RESOLVED that certified copies of this  
17 Resolution be transmitted to the Governor, Executive Director of  
18 the Hawaii Housing Finance and Development Corporation,  
19 Executive Director and CEO of the Honolulu Authority for Rapid  
20 Transportation, Director of the Office of Planning, Executive  
21 Director of the Hawaii Public Housing Authority, Mayor of the  
22 City and County of Honolulu, and Director of the City and County  
23 of Honolulu Department of Planning and Permitting.  
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