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.

WHEREAS, the lack of workforce housing is a serious and immediate concern for many of the State's residents; and

WHEREAS, the high price of housing, low wage positions, and increasing rate of inflation are contributing factors to the State having one of the lowest rates of home ownership and one of the fastest growing homeless populations in the nation; and

WHEREAS, according to the Department of Business, Economic Development, and Tourism's population and economic projections, the State's resident population is projected to increase from 1,363,621 in 2010 to 1,708,900 in 2040, an average growth rate of 0.8 percent per year; and

WHEREAS, according to the 2011 Hawaii Housing Planning Study, the State will need up to 50,000 additional housing units by 2016 to meet the demand generated by changing demographics and economic conditions; and

WHEREAS, the demand for workforce housing units along with the inevitable increase in population, requires the State to take swift and decisive action to prevent more families from being left helpless and homeless; and

WHEREAS, transit-oriented development presents a unique opportunity to address the issues of economic stimulation and housing shortages; and
WHEREAS, an increased supply of workforce units in transit-oriented development zones will provide low-income and moderate-income families with the opportunity to reside in vibrant communities and growing micro-economies; and

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

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

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

BE IT RESOLVED by the Senate of the Twenty-eighth Legislature of the State of Hawaii, Regular Session of 2015, that the Hawaii Housing Finance and Development Corporation (HHFDC) and City and County of Honolulu Department of Planning and Permitting, with support from HART, are requested 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; and

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

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

BE IT FURTHER RESOLVED that HHFDC and the City and County of Honolulu Department of Planning and Permitting are requested
to assemble administrative personnel needed to assist in the
completion of the joint study and development plan; and

BE IT FURTHER RESOLVED that HHFDC and the City and County
of Honolulu Department of Planning and Permitting may enter into
cooperative agreements with other public agencies deemed
necessary for the completion of the joint study and development
plan; and

BE IT FURTHER RESOLVED that the HHFDC and the City and
County of Honolulu Department of Planning and Permitting are
requested to submit the joint study and development plan to the
Legislature no later than twenty days prior to the convening of
the Regular Session of 2016; and

BE IT FURTHER RESOLVED that certified copies of this
Resolution be transmitted to the Governor, Executive Director of
the Hawaii Housing Finance and Development Corporation,
Executive Director and CEO of the Honolulu Authority for Rapid
Transportation, Director of the Office of Planning, Executive
Director of the Hawaii Public Housing Authority, Mayor of the
City and County of Honolulu, and Director of the City and County
of Honolulu Department of Planning and Permitting.