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# HOUSE CONCURRENT RESOLUTION

REQUESTING THE COUNTIES TO AMEND OR ADOPT AN ORDINANCE TO ALLOW RELIGIOUS INSTITUTIONS, EDUCATIONAL INSTITUTIONS, OR MEDICAL INSTITUTIONS TO DEVELOP RESIDENTIAL UNITS ON PARCELS THAT MEET CERTAIN CONDITIONS.

1           WHEREAS, there is a severe housing shortage in the State;  
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4           WHEREAS, the limited diversity in the types of housing  
5    options increases the price of buying or renting housing,  
6    ultimately forcing many residents out of Hawaii; and

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8           WHEREAS, expanding development options in the housing  
9    market can alleviate price pressure on the private market,  
10   prevent the displacement of long-standing residents, and ensure  
11   that the State remains accessible across diverse housing prices  
12   and forms; and

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14           WHEREAS, creative solutions are needed to streamline  
15   building permit approvals for the development of new housing or  
16   modification of existing homes to address the severe lack of  
17   affordable housing; and

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19           WHEREAS, the counties' statutorily-authorized zoning powers  
20   are tools that can guide the overall future development of each  
21   county, including the development of residential units; and

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23           WHEREAS, there are religious institutions, educational  
24   institutions, and medical institutions that are willing to build  
25   residential housing units on their property; and

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27           WHEREAS, allowing these institutions to build residential  
28   units on their lands is one creative solution to address the  
29   housing shortage in the State; now, therefore,



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BE IT RESOLVED by the House of Representatives of the Thirty-second Legislature of the State of Hawaii, Regular Session of 2024, the Senate concurring, that each county is requested to amend or adopt an ordinance to allow religious institutions, educational institutions, or medical institutions to construct residential units on parcels of lands that are within the state urban land use district and zoned for residential or commercial use; and

BE IT FURTHER RESOLVED that in amending or adopting the ordinance, the counties are requested to:

- (1) Limit any proposed development of residential units to less than fifteen acres and no greater than fifty percent of the parcel area; and
- (2) Require that any residential unit developed on a religious institution's, educational institution's, or medical institution's property be retained by the institution so long as the institution remains in existence; and

BE IT FURTHER RESOLVED that in amending or adopting the ordinance, the counties are requested to use the following definitions:

- (1) "Educational institution" means any private educational organization that has been granted tax exempt status under section 501(c)(3) of the Internal Revenue Code of 1986, as amended;
- (2) "Medical institution" means any organization that has been incorporated in the State as a nonprofit corporation and that has continuously operated and will be operated exclusively to provide, or to contribute to the support of, organizations or institutions organized and operated exclusively to provide hospital, medical, research, or therapeutic services to the public; and



# H.C.R. NO. 122

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(3) "Religious institution" means any religious institution or organization that has been granted tax exempt status under section 501(c)(3) of the Internal Revenue Code 1986, as amended, does not restrict membership to persons on the basis of race, color, or ancestry, and has no part of its earnings inured to any private shareholder or individual; and

BE IT FURTHER RESOLVED that the counties are requested to make clear that it is not the intent of the ordinance to provide a process to allow developers to create a religious institution, educational institution, or medical institution for the sole purpose of circumventing the normal development process; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Mayor of the County of Hawaii, Mayor of the City and County of Honolulu, Mayor of the County of Kauai, Mayor of the County of Maui, each member of the Hawaii County Council, each member of the Honolulu City Council, each member of the Kauai County Council, and each member of the Maui County Council.

OFFERED BY:

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