

MAR 17 2009

## SENATE RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT  
CORPORATION TO REVIEW THE FEASIBILITY OF DEVELOPING SINGLE  
ROOM OCCUPANCY DWELLINGS IN TRANSIT ORIENTED DEVELOPMENT  
PROJECTS, TO ALLEVIATE THE AFFORDABLE HOUSING SHORTAGE.

1 WHEREAS, the Legislature recognizes that the need for more  
2 affordable housing in Hawaii remains a significant problem  
3 affecting all segments of society; and  
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5 WHEREAS, single room occupancy (SRO) dwellings offer a  
6 viable housing option for low-income individuals, students,  
7 single tenants, seasonal or other traveling workers, empty  
8 nester widows or widowers, or others who do not require large  
9 dwellings or private domestic appliances; and  
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11 WHEREAS, SRO dwellings are an option to alleviate the  
12 affordable housing shortage, especially in urban areas with high  
13 land values; and  
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15 WHEREAS, a typical SRO dwelling is a single eight by ten  
16 foot room with shared bathrooms and kitchens; and  
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18 WHEREAS, cities across the United States have a history of  
19 SRO dwellings or "Residential Hotels" that were populated by  
20 low-wage workers, transient laborers, and recent immigrants; and  
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22 WHEREAS, SRO hotels in the nineteenth century were  
23 extremely vital to immigrant populations; and  
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25 WHEREAS, in the second half of the twentieth century, as  
26 the prices of land increased, landowners across the United  
27 States demolished an estimated 1,000,000 SRO hotels; and  
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29 WHEREAS, an epidemic of SRO demolitions was one of the  
30 primary causes of widespread homelessness in the United States;  
31 and  
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33 WHEREAS, currently, the United States Department of Housing  
34 and Urban Development has an SRO Program that provides rental



1 assistance for homeless persons in connection with moderate  
2 rehabilitation of SRO dwellings; and

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4 WHEREAS, the federal SRO Program is designed to bring more  
5 standard SRO dwellings to the local housing supply to assist  
6 homeless individuals; and

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8 WHEREAS, the SRO dwellings may be in a rundown hotel, an  
9 old school, or even in a large abandoned home; and

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11 WHEREAS, with the evolution of our society, SRO dwellings  
12 can accommodate a broader spectrum of individuals that are  
13 homeless or working poor; now, therefore,

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15 BE IT RESOLVED by the Senate of the Twenty-fifth  
16 Legislature of the State of Hawaii, Regular Session of 2009,  
17 that the Hawaii Housing Finance and Development Corporation is  
18 requested to review the feasibility of developing single room  
19 occupancy dwellings in transit oriented development projects, to  
20 alleviate the affordable housing shortage; and

21  
22 BE IT FURTHER RESOLVED that the Corporation is requested to  
23 report its findings and recommendations to this body no later  
24 than twenty days prior to the convening of the Regular Session  
25 of 2010, including the impact on transit oriented development  
26 projects, costs, target beneficiaries, short-term and long-term  
27 effects, and sustainability; and

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29 BE IT FURTHER RESOLVED that a certified copy of this  
30 Resolution be transmitted to the Executive Director of the  
31 Hawaii Housing Finance and Development Corporation.

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34 OFFERED BY:

*Norman Sabornie*  
*Theranne Chun Oalilani*  
*Michelle N. Kiani*

