

MAR 01 2018

SENATE CONCURRENT RESOLUTION

REQUESTING THE HONOLULU CITY COUNCIL TO ADOPT A NEW PERMITTING
PROCESS TO ALLOW THE CONSTRUCTION OF LARGE-SCALE HOUSES IN
CERTAIN RESIDENTIAL ZONED AREAS.

1 WHEREAS, Hawaii is experiencing a severe housing crisis;
2 and

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4 WHEREAS, recently, traditional three-bedroom, two-bathroom
5 homes are being replaced by larger-scale houses that are triple
6 in size, if not more; and

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8 WHEREAS, those living near these large-scale houses are
9 concerned about parking, local traffic, sewer capacity, and
10 other infrastructure capacity, and about the potential impact of
11 these larger homes on the character of their neighborhoods; and

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13 WHEREAS, with complaints on the rise, the Honolulu City
14 Council and the Department of Planning and Permitting of the
15 City and County of Honolulu are trying to assess and address the
16 issues, which are complex, multilayered, and in many ways a
17 byproduct of Oahu's continuing housing shortage; and

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19 WHEREAS, many believe the large-scale houses are being used
20 for unauthorized residential or vacation rentals, adult care
21 homes, dormitories, and illegal commercial operations; and

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23 WHEREAS, given the harsh reality of inadequate housing
24 options, some families are simply unable to afford to buy a
25 house on their own and instead pool their money with other
26 relatives to buy property on which multiple families may live;
27 and

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29 WHEREAS, these large-scale homes could play a role in
30 ending the State's homeless situation by providing affordable
31 rooms for rent; and

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1 WHEREAS, these large-scale houses could be situated in
2 master planned communities, so that purchasers are fully aware
3 of the types of housing under development; and
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5 WHEREAS, these large-scale houses could be subject to
6 rental price restrictions or requirements in order to maintain
7 affordability; and
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9 WHEREAS, recently, the Honolulu City Council passed a
10 measure that calls for the Department of Planning and Permitting
11 to immediately halt issuing building permits for large-scale
12 houses until the City Council can adopt stricter regulations on
13 the structures, or up to two years; and
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15 WHEREAS, in light of this moratorium and the pressing need
16 for the creation of affordable dwelling units, it is necessary
17 that a new permitting process be adopted to allow the
18 construction of large-scale houses; now, therefore,
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20 BE IT RESOLVED by the Senate of the Twenty-ninth
21 Legislature of the State of Hawaii, Regular Session of 2018, the
22 House of Representatives concurring, that the Honolulu City
23 Council is requested to adopt a new permitting process to allow
24 the construction of large-scale housing in certain residential
25 zoned areas; and
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27 BE IT FURTHER RESOLVED that the new permitting process is
28 requested to:
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- 30 (1) Establish the number of square feet required to
31 constitute a large-scale house;
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- 33 (2) Determine and designate the appropriate type of
34 residential zoned areas in which a large-scale house
35 is authorized to be constructed;
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- 37 (3) Set forth requirements for sewer capacity, water
38 capacity, and parking needs; and
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- 40 (4) Establish any other requirements to allow the
41 responsible construction of large-scale houses; and
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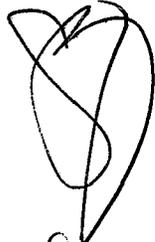
S.C.R. NO. 35

1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the Mayor of the City
3 and County of Honolulu, Chairperson of the Honolulu City
4 Council, and Director of the Department of Planning and
5 Permitting of the City and County of Honolulu.

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OFFERED BY: Will Lyero

Clarence K. Reichman
~~AC~~ AC ~~Lyero~~ Lyero



Anne M. Mardas K.

