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# 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;  
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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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 2 WHEREAS, these large-scale houses could be situated in  
 3 master planned communities, so that purchasers are fully aware  
 4 of the types of housing under development, and be subject to  
 5 rental price restrictions or requirements in order to maintain  
 6 affordability; and

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 8 WHEREAS, recently, the Honolulu City Council passed a  
 9 measure that calls for the Department of Planning and Permitting  
 10 to immediately halt issuing building permits for large-scale  
 11 houses until the City Council can adopt stricter regulations on  
 12 the structures, or up to two years; and

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 14 WHEREAS, in light of this moratorium and the pressing need  
 15 for the creation of affordable dwelling units, it is necessary  
 16 that a new permitting process be adopted to allow the  
 17 construction of large-scale houses; now, therefore,

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 19 BE IT RESOLVED by the Senate of the Twenty-ninth  
 20 Legislature of the State of Hawaii, Regular Session of 2018, the  
 21 House of Representatives concurring, that the Honolulu City  
 22 Council is requested to adopt a new permitting process to allow  
 23 the construction of large-scale housing in certain residential  
 24 zoned areas, such as new master planned communities; and

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 26 BE IT FURTHER RESOLVED that the new permitting process is  
 27 requested to:

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- 29 (1) Establish the number of square feet required to
  - 30 constitute a large-scale house;
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  - 32 (2) Determine and designate the appropriate type of
  - 33 residential zoned areas in which a large-scale house
  - 34 is authorized to be constructed;
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  - 36 (3) Set forth requirements for sewer capacity, water
  - 37 capacity, and parking needs; and
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  - 39 (4) Establish any other requirements to allow the
  - 40 responsible construction of large-scale houses; and
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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.

