
SENATE CONCURRENT RESOLUTION

REQUESTING THE UNIVERSITY OF HAWAII TO EXAMINE THE
REASONABLENESS AND FEASIBILITY OF THE EXISTING POLICIES,
STANDARDS, RULES, GUIDELINES, AND PROCEDURES GOVERNING THE
UNIVERSITY HOUSING PROGRAM.

- 1 WHEREAS, the University is the only system of public
2 education in Hawaii that is supported by state funds, uses
3 public land set aside for university purposes, and is
4 continually supported by other public resources; and
5
- 6 WHEREAS, the University of Hawaii System (University) has a
7 University housing program that is designed to provide housing
8 resources (University faculty housing) to new University
9 employees during their initial years at the University; and
10
- 11 WHEREAS, the University faculty housing consist of three
12 properties located in Manoa that are managed by Locations
13 Property Management LLC; and
14
- 15 WHEREAS, concerns have been raised over the administration
16 of the University housing program, including its eligibility
17 criteria, rent, and duration of tenancy; and
18
- 19 WHEREAS, section 6 of article X of the Hawaii State
20 Constitution, which grants the Board of Regents of the
21 University exclusive jurisdiction over the internal structure,
22 management, and operation of the University, specifically
23 provides that the power of the Legislature to enact laws of
24 statewide concern shall not be limited and that the Legislature
25 shall have the exclusive jurisdiction to identify laws of
26 statewide concern; and
27
- 28 WHEREAS, the University's decision to grant University
29 housing to its faculty results in the long-term commitment of
30 public resources to the faculty; and



1
2 WHEREAS, the Legislature deems that it is a matter of
3 statewide concern to ensure that public resources expended for
4 the University housing program are properly administered
5 pursuant to reasonable policies, standards, rules, guidelines,
6 and procedures; now, therefore,
7

8 BE IT RESOLVED by the Senate of the Thirty-first
9 Legislature of the State of Hawaii, Regular Session of 2021, the
10 House of Representatives concurring, that the University of
11 Hawaii, with the oversight of the Chairperson of the Board of
12 Regents of the University of Hawaii, is requested to examine and
13 assess the reasonableness and feasibility of the existing
14 policies, standards, rules, guidelines, and procedures governing
15 the University housing program; and
16

17 BE IT FURTHER RESOLVED that the University and the
18 Chairperson of the Board of Regents of the University are
19 requested to submit a report of its findings and
20 recommendations, including any proposed legislation, to the
21 Legislature no later than twenty days prior to the convening of
22 the Regular Session of 2022; and
23

24 BE IT FURTHER RESOLVED that the report is requested to
25 include, at minimum:
26

27 (1) A matrix of the properties constituting the University
28 housing program and information on their tenants,
29 including:
30

31 (A) Name of the property (e.g., Wa'ahila Faculty
32 Apartments);
33

34 (B) Address of the property, including apartment or
35 unit number;
36

37 (C) Name of the person holding title to the property;
38

39 (D) Name of the person managing the property;
40

41 (E) Type of property (e.g., single-family dwelling,
42 townhouse, condominium, apartment, etc.);



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

(F) Number and type of rooms (e.g., one bedroom, one bathroom, one parking space);

(G) Total square footage of each unit's living space, lanai, and storage area, if any;

(H) Fair market rental value of each unit;

(I) Whether the unit is occupied as of a specified date in 2021; and

(J) Tenant information for each unit, including:

(i) Faculty category and status (e.g., Researcher, Full-Time);

(ii) Number of individuals occupying the unit;

(iii) Monthly rent paid by the tenant faculty;

(iv) Tenancy start date and scheduled end date; and

(v) Whether the tenant-faculty owns or leases any other residential property in the State, and if so, the island on which the residential property is located;

(2) Assessment of the policies, standards, rules, guidelines, and procedures governing the University housing program, including the reasonableness, necessity, and feasibility of the eligibility criteria and maximum duration of tenancy permitted. The assessment is requested to include:

(A) History, background, and reasoning behind the University's adoption of the existing policies, standards, rules, guidelines, and procedures, including when they were adopted, whether there have been amendments, and if so, the dates of and the reasonings behind the amendments;



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

(B) Detailed analysis on whether there is an eligibility criterion that prohibits faculty who owns or leases residential property on the island on which the faculty's worksite is located, from being a tenant of University faculty housing; and

(C) Historical assessment of whether the policies, standards, rules, guidelines, and procedures are being adhered to by the University and tenant-faculty, and if not, the reason for the non-adherence;

(3) Historical assessment of the lease or rental agreement with the tenant faculty, including the reasonableness, necessity, and feasibility of the terms and conditions. The assessment is requested to include:

(A) Analysis on whether the lease or rental agreement prohibits a tenant-faculty from subletting the University faculty housing; and

(B) Assessment of whether the terms and conditions of the lease or rental agreement are being complied with by the lessors and lessees/tenant-faculty, and if not, the reason for the non-compliance;

(4) Assessment of the process and procedures by which the University ensures compliance by the University, the tenant-faculty, and third-party contractors with the policies, standards, rules, guidelines, and procedures governing the University housing program and the terms and conditions of the lease or rental agreement; and

(5) Assessment of the financial feasibility of the University housing program, including the breakdown of revenues and costs for the past ten years. The financial assessment is requested to include the breakdown of fees paid for the program, including property management fees, maintenance fees, and custodial fees; and



1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the President of the
3 University of Hawaii System and Chairperson of the Board of
4 Regents of the University of Hawaii System.

