
HOUSE CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT
CORPORATION TO CONDUCT AN ANALYSIS ON THE FEASIBILITY OF
FACTORY-BUILT HOUSING AS A COST-EFFECTIVE AND PRACTICAL
ANSWER TO ADDRESS THE STATE'S HOUSING SHORTAGE.

1 WHEREAS, Hawaii is experiencing one of the worst housing
2 crisis in the State's history; and
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4 WHEREAS, the Department of Business, Economic Development,
5 and Tourism estimates that Hawaii will need between
6 approximately 26,000 to 47,000 new housing units prior to 2030
7 to address the critical shortage of housing; and
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9 WHEREAS, because of the many barriers impeding the
10 production of new housing, including geographic limitations,
11 lack of major infrastructure, and construction costs, the State
12 and housing developers have not produced enough housing for
13 Hawaii residents; and
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15 WHEREAS, the amount of new construction of housing
16 continues to be insufficient, as the supply of housing remains
17 limited while the demand for housing increases; and
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19 WHEREAS, unlike traditional site-built housing, where
20 building materials are shipped to and assembled onsite, factory-
21 built housing is assembled and shipped either completely or in
22 substantially complete parts that are installed at the site; and
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24 WHEREAS, there are several different types of factory-built
25 housing, including manufactured housing and modular housing; and
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27 WHEREAS, manufactured homes, also known as Housing and
28 Urban Development Code (HUD Code) homes, are built in a factory



1 to HUD Code and have a permanent chassis on which they can be
2 transported; and

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4 WHEREAS, modular homes are also built in a factory and
5 transported in sections to be installed on a fixed foundation,
6 but unlike manufactured homes, modular homes are built to
7 conform to local codes; and

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9 WHEREAS, factory-built homes offer numerous benefits that
10 promise increased affordability for homeowners and renters,
11 including reduced labor materials and financing costs, a
12 compressed construction schedule, and conditions favorable for
13 quality control; and

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15 WHEREAS, by employing factory-built housing methods, the
16 State can provide affordable housing at a rapid rate to meet the
17 needs of Hawaii's residents; now, therefore,

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19 BE IT RESOLVED by the House of Representatives of the
20 Thirty-first Legislature of the State of Hawaii, Regular Session
21 of 2022, the Senate concurring, that the Hawaii Housing Finance
22 and Development Corporation is requested to conduct an analysis
23 on the feasibility of factory-built housing as a cost-effective
24 and practical answer to address the State's housing shortage;
25 and

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27 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
28 Development Corporation include in its analysis research on the
29 potential of implementing manufactured modular housing designs
30 in Hawaii; and

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32 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
33 Development Corporation is requested to submit a report of its
34 findings and recommendations, including any proposed
35 legislation, to the Legislature no later than twenty days prior
36 to the convening of the Regular Session of 2023; and

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38 BE IT FURTHER RESOLVED that certified copies of this
39 Concurrent Resolution be transmitted to the Director of
40 Business, Economic Development, and Tourism and Executive
41 Director of the Hawaii Housing Finance and Development
42 Corporation.



H.C.R. NO. 44

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OFFERED BY:

James Sargent

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