
HOUSE 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
3

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
29 to HUD Code and have a permanent chassis on which they can be
30 transported; and
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1 WHEREAS, modular homes are also built in a factory and
2 transported in sections to be installed on a fixed foundation,
3 but unlike manufactured homes, modular homes are built to
4 conform to local codes; and
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6 WHEREAS, factory-built homes offer numerous benefits that
7 promise increased affordability for homeowners and renters,
8 including reduced labor materials and financing costs, a
9 compressed construction schedule, and conditions favorable for
10 quality control; and
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12 WHEREAS, by employing factory-built housing methods, the
13 State can provide affordable housing at a rapid rate to meet the
14 needs of Hawaii's residents; now, therefore,
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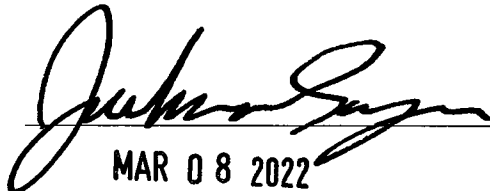
16 BE IT RESOLVED by the House of Representatives of the
17 Thirty-first Legislature of the State of Hawaii, Regular Session
18 of 2022, that the Hawaii Housing Finance and Development
19 Corporation is requested to conduct an analysis on the
20 feasibility of factory-built housing as a cost-effective and
21 practical answer to address the State's housing shortage; and
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23 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
24 Development Corporation include in its analysis research on the
25 potential of implementing manufactured modular housing designs
26 in Hawaii; and
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28 BE IT FURTHER RESOLVED that the Hawaii Housing Finance and
29 Development Corporation is requested to submit a report of its
30 findings and recommendations, including any proposed
31 legislation, to the Legislature no later than twenty days prior
32 to the convening of the Regular Session of 2023; and
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34 BE IT FURTHER RESOLVED that certified copies of this
35 Resolution be transmitted to the Director of Business, Economic
36 Development, and Tourism and Executive Director of the Hawaii
37 Housing Finance and Development Corporation.
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OFFERED BY:


MAR 08 2022

