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# HOUSE RESOLUTION

REQUESTING A FEASIBILITY STUDY ON REDEVELOPING LANDS SITUATED AT  
TMK (1) 2-8-015:001 INTO WORKFORCE HOUSING AND OTHER  
AFFILIATED USES.

1           WHEREAS, the Department of Business, Economic Development,  
2 and Tourism estimates that Hawaii will need between  
3 approximately twenty-six thousand to forty-seven thousand new  
4 housing units prior to 2030 to address the critical shortage of  
5 housing; and

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7           WHEREAS, the continuing lack of sufficient supply or  
8 inventory of workforce housing will worsen the shortage of  
9 housing every year as the demand for housing will continue to  
10 grow more rapidly than new supply is available; and

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12           WHEREAS, if the State fails to address this housing crisis,  
13 more residents will be forced to move away from Hawaii to obtain  
14 housing they can afford; and

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16           WHEREAS, state agencies could help to address the housing  
17 crisis by providing suitable lands available for the development  
18 of affordable housing, including workforce housing, on  
19 properties that those agencies are planning to redevelop; and

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21           WHEREAS, the University of Hawaii has started the initial  
22 stages for plans to repurpose some of its real estate, including  
23 its lands situated adjacent to the University of Hawaii at Manoa  
24 campus (TMK (1) 2-8-015:001) where the College of Education is  
25 currently located; and

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27           WHEREAS, the University of Hawaii has stated that its plans  
28 at TMK (1) 2-8-015:001 include demolishing a building previously  
29 used by the Public Broadcasting Station located on the property  
30 and relocating the College of Education, both projects of which  
31 have been appropriated funds by the Legislature; and

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1 WHEREAS, the University of Hawaii has announced its plans  
2 to eventually relocate the University of Hawaii Children's  
3 Center from TMK (1) 2-8-015:001 to a different site; and  
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5 WHEREAS, the University Laboratory School is a public  
6 charter school located on TMK (1) 2-8-015:001 that is not a  
7 program of the University of Hawaii, but has been affiliated  
8 with the University of Hawaii in the past; and  
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10 WHEREAS, the University of Hawaii's plans to repurpose TMK  
11 (1) 2-8-015:001 should include redevelopment to provide  
12 workforce housing that would help to address the housing needs  
13 of the community, as well as increase amenities for the  
14 surrounding properties and enhance the surrounding neighborhood;  
15 and  
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17 WHEREAS, providing concepts and plans publicly as early as  
18 possible would be very helpful and useful to programs and  
19 organizations that currently utilize TMK (1) 2-8-015:001 as well  
20 as surrounding properties; now, therefore,  
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22 BE IT RESOLVED by the House of Representatives of the  
23 Thirty-second Legislature of the State of Hawaii, Regular  
24 Session of 2023, that the University of Hawaii, in consultation  
25 with the Hawaii Housing Finance and Development Corporation, or  
26 any other appropriate state agency, is requested to conduct a  
27 feasibility study on redeveloping lands situated at TMK (1) 2-8-  
28 015:001 into workforce housing and other affiliated uses; and  
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30 BE IT FURTHER RESOLVED that the feasibility study is  
31 requested to be conducted in cooperation with any appropriate  
32 state agency that will be affected by the study or may be  
33 instrumental in completing the study; and  
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35 BE IT FURTHER RESOLVED that the University of Hawaii, in  
36 consultation with the Hawaii Housing Finance and Development  
37 Corporation, or any other appropriate state agency, is requested  
38 to include in the study a conceptual development plan that may  
39 include a market study to redevelop the parcel, along with the  
40 steps needed for such development; and  
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1 BE IT FURTHER RESOLVED that the University of Hawaii is  
2 requested to submit a report on the feasibility study to the  
3 Legislature no later than twenty days prior to the convening of  
4 the Regular Session of 2025; and

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6 BE IT FURTHER RESOLVED that certified copies of this  
7 Resolution be transmitted to the Governor, Lieutenant Governor,  
8 Executive Director of the Hawaii Housing Finance and Development  
9 Corporation, President of the University of Hawaii, Provost of  
10 the University of Hawaii at Manoa, Vice President for  
11 Administration of the University of Hawaii System, and Vice  
12 President for Budget and Finance and Chief Financial Officer of  
13 the University of Hawaii System.

