
HOUSE RESOLUTION

REQUESTING THE CITY AND COUNTY OF HONOLULU TO ENACT AN ORDINANCE
TO FACILITATE COMMUNITY-INITIATED DEVELOPMENT PROJECTS.

1 WHEREAS, the people of the State have many needs; and

2
3 WHEREAS, many of these needs can be met through development
4 projects, but not enough of those projects are currently in
5 place, even as the needs of the State's people and their
6 communities continue to grow; and

7
8 WHEREAS, for example, in 2016, the governor noted that the
9 State lacked sixty-six thousand needed affordable housing units;
10 and

11
12 WHEREAS, community development projects can help address
13 these needs; and

14
15 WHEREAS, the City and County of Honolulu, the State's most
16 populous county, had a Department of Housing and Community
17 Development, but that the agency was dismantled in 1998; and

18
19 WHEREAS, the establishment of a county agency and program
20 to engage in similar housing projects would be most helpful;
21 now, therefore,

22
23 BE IT RESOLVED by the House of Representatives of the
24 Thirty-second Legislature of the State of Hawaii, Regular
25 Session of 2023, that the Honolulu City Council is requested to
26 ordain an ordinance to facilitate community-initiated
27 development projects; and

28
29 BE IT FURTHER RESOLVED that the Honolulu City Council is
30 requested to include in the ordinance:

31
32 (1) That an appropriate county department may form a
33 partnership with any Hawaii nonprofit corporation,



1 formed pursuant to Chapter 414D, Hawaii Revised
2 Statutes, to execute a community-initiated development
3 project within the county; provided that:
4

- 5 (A) The project is in the public interest and
6 complies with the ordinance;
7
- 8 (B) Development of the project cannot occur by the
9 ordinary operations of private enterprise;
10
- 11 (C) The project be developed on land or property in
12 the inventory that the county department
13 maintains pursuant to the ordinance; and
14
- 15 (D) The county, nonprofit corporation, and project
16 comply with the ordinance; and
17

18 BE IT FURTHER RESOLVED that the Honolulu City Council is
19 requested to include in the ordinance that an appropriate county
20 department identify and keep an updated inventory of the
21 following lands and properties within the county:
22

- 23 (1) Land classified by the State as agriculture or
24 conservation land having infrastructure that can be
25 developed for housing;
26
- 27 (2) Land classified by the State as agriculture or
28 conservation land having other infrastructure;
29
- 30 (3) Land classified by the State as real property that is
31 in an urban area, zoned properly for the purposes of a
32 project, and devoid of buildings and occupants;
33
- 34 (4) Land classified by the State as real property that is
35 in an urban area, zoned properly for the purposes of a
36 project, having vacant buildings;
37
- 38 (5) Land classified by the State as real property that is
39 in an urban area, zoned properly for the purposes of a
40 community-initiated development project, that is
41 underutilized;
42



- 1 (6) Church properties, to the extent authorized under
- 2 constitutional law;
- 3
- 4 (7) Harbors;
- 5
- 6 (8) Health care facilities;
- 7
- 8 (9) Hospitals;
- 9
- 10 (10) Housing;
- 11
- 12 (11) Parks;
- 13
- 14 (12) Schools; and
- 15
- 16 (13) Sporting facilities; and
- 17

18 BE IT FURTHER RESOLVED that the Honolulu City Council is
19 requested to include in the ordinance that a participating
20 Hawaii nonprofit corporation prepare a master plan for each
21 community-initiated development project, and that:

- 22
- 23 (1) Each master plan include, to the extent necessary for
- 24 the purposes of the project:
- 25
- 26 (A) Multiple-use facilities;
- 27
- 28 (B) Placement of similar businesses within close
- 29 proximity of each other;
- 30
- 31 (C) Adjacencies between businesses and buildings;
- 32
- 33 (D) Phased inclusion of businesses and phased
- 34 development of buildings;
- 35
- 36 (E) Synergy between businesses and buildings;
- 37
- 38 (F) Leveraging assets, needs, products, and services
- 39 of each business and building;
- 40
- 41 (G) Identification of benefits to all stakeholders;
- 42



- 1 (H) Specifications on how the partnership between the
- 2 entity and the county will make efficient use of
- 3 assets to meet needs and provide benefits,
- 4 products, and services; and
- 5
- 6 (I) Specifications on the development of any center
- 7 for excellence;
- 8
- 9 (2) Each master plan may include provisions relating to:
- 10
- 11 (A) Senior housing or care;
- 12
- 13 (B) Adolescent housing or adolescent care;
- 14
- 15 (C) Teacher or student housing;
- 16
- 17 (D) Employee housing;
- 18
- 19 (E) Special needs housing or care;
- 20
- 21 (F) Health care or wellness facilities;
- 22
- 23 (G) Job counseling or training centers;
- 24
- 25 (H) Centers focused on arts, craft, culture, history,
- 26 botany, zoology;
- 27
- 28 (I) Multi-use community centers;
- 29
- 30 (J) Public facility partnerships with private
- 31 developers to build retail and commercial
- 32 facilities to subsidize the public facilities;
- 33 and
- 34
- 35 (K) Parking facilities;
- 36
- 37 (3) A nonprofit organization submit a copy of the master
- 38 plan to the appropriate neighborhood board for the
- 39 board's review and consideration; provided that the
- 40 board may approve or disapprove of a master plan;
- 41 provided further that the master plan be amended to



