HOUSE OF REPRESENTATIVES THIRTY-SECOND LEGISLATURE, 2023 STATE OF HAWAII

H.R. NO. 84

HOUSE RESOLUTION

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

1 2	WHEREAS, the people of the State have many needs; and					
2 3 4 5 6	WHEREAS, many of these needs can be met through development projects, but not enough of those projects are currently in place, even as the needs of the State's people and their					
7	communities continue to grow; and					
8	WHEREAS, for example, in 2016, the governor noted that the					
9 10	State lacked sixty-six thousand needed affordable housing units; and					
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12 13	WHEREAS, community development projects can help address these needs; and					
13						
15 16 17	WHEREAS, the City and County of Honolulu, the State's most populous county, had a Department of Housing and Community Development, but that the agency was dismantled in 1998; and					
18 19 20 21 22	WHEREAS, the establishment of a county agency and program to engage in similar housing projects would be most helpful; now, therefore,					
23 24 25 26 27 28	BE IT RESOLVED by the House of Representatives of the Thirty-second Legislature of the State of Hawaii, Regular Session of 2023, that the Honolulu City Council is requested to ordain an ordinance to facilitate community-initiated development projects; and					
29 30 31	BE IT FURTHER RESOLVED that the Honolulu City Council is requested to include in the ordinance:					
32 33	(1) That an appropriate county department may form a partnership with any Hawaii nonprofit corporation,					



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Page 2

H.R. NO. 84

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 The county, nonprofit corporation, and project 15 (D) 16 comply with the ordinance; and 17 BE IT FURTHER RESOLVED that the Honolulu City Council is 18 requested to include in the ordinance that an appropriate county 19 20 department identify and keep an updated inventory of the following lands and properties within the county: 21 22 Land classified by the State as agriculture or 23 (1) 24 conservation land having infrastructure that can be 25 developed for housing; 26 27 (2) Land classified by the State as agriculture or conservation land having other infrastructure; 28 29 (3) 30 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 in an urban area, zoned properly for the purposes of a 35 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 2 3	. (6)	Church properties, to the extent authorized under constitutional law;			
4	(7)	Harbors;			
5 6 7	(8)	Health care facilities;			
7 8 9	(9)	Hospitals;			
10	(10)	Housing;			
11 12	(11)	Parks;			
13 14	(12)	Schools; and			
15 16 17	(13) Sporting facilities; and				
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	requested Hawaii no	 T FURTHER RESOLVED that the Honolulu City Council is a to include in the ordinance that a participating period of the ordinance that a participating period of the project of the period of the project. (A) Multiple-use facilities; (B) Placement of similar businesses within close proximity of each other; (C) Adjacencies between businesses and buildings; (D) Phased inclusion of businesses and phased development of buildings; (E) Synergy between businesses and buildings; (F) Leveraging assets, needs, products, and services of each business and building; (G) Identification of benefits to all stakeholders; 			
22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41		 Each master plan include, to the extent necessary for the purposes of the project: (A) Multiple-use facilities; (B) Placement of similar businesses within close proximity of each other; (C) Adjacencies between businesses and buildings; (D) Phased inclusion of businesses and phased development of buildings; (E) Synergy between businesses and buildings; (F) Leveraging assets, needs, products, and service of each business and building; 			



Page 3

H.R. NO. 54

1 2 3 4 5		(H)	Specifications on how the partnership between the entity and the county will make efficient use of assets to meet needs and provide benefits, products, and services; and
6 7 8		(I)	Specifications on the development of any center for excellence;
9	(2)	Each	master plan may include provisions relating to:
10 11 12		(A)	Senior housing or care;
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 26 27		(H)	Centers focused on arts, craft, culture, history, botany, zoology;
28		(I)	Multi-use community centers;
29 30 31 32 33		(J)	Public facility partnerships with private developers to build retail and commercial facilities to subsidize the public facilities; and
34 35		(K)	Parking facilities;
36 37 38 39 40 41	(3)	plan board board	nprofit organization submit a copy of the master to the appropriate neighborhood board for the d's review and consideration; provided that the d may approve or disapprove of a master plan; ided further that the master plan be amended to



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H.R. NO. 84

comply with any conditions the board may place on the project's approval;

- Each master plan that has been approved by a board be (4) reviewed by a committee, administratively supported by an appropriate county department, that includes the voluntary participation of state legislators and councilmembers who represent the corresponding state legislative and county council districts in which the project is to be located; and
 - (5) Each master plan be subject to approval or disapproval by the Honolulu City Council; and

BE IT FURTHER RESOLVED that the Honolulu City Council is 15 requested to include in the ordinance a requirement that 16 participating Hawaii nonprofit corporations make a good faith 17 effort to apply for funds and other assistance from governmental 18 agencies, community organizations, business organizations, and 19 other public and private entities; and 20

22 BE IT FURTHER RESOLVED that the Honolulu City Council is requested to also include in the ordinance a requirement that 23 the appropriate county department responsible for the 24 administration of the ordinance adopt rules, pursuant to 25 Chapter 91, Hawaii Revised Statutes, necessary for the purposes 26 of the ordinance; and 27 28

BE IT FURTHER RESOLVED that the Mayor of the City and 29 30 County of Honolulu is requested to approve the foregoing ordinance; and 31

BE IT FURTHER RESOLVED that certified copies of this 33 34 Resolution be transmitted to the Chairperson of the Honolulu City Council and Mayor of the City and County of Honolulu. 35 36

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OFFERED BY:

