

STAND. COM. REP. NO. **3437**

Honolulu, Hawaii

APR 03 2024

RE: S.R. No. 172
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Higher Education, to which was referred
S.R. No. 172 entitled:

"SENATE RESOLUTION URGING THE FEDERAL EMERGENCY MANAGEMENT
AGENCY TO CONSIDER UTILIZING FUNDS FOR NON-CONGREGATE HOUSING
FOR INFRASTRUCTURE AND DEVELOPMENT NEEDS FOR AFFORDABLE
RENTAL HOUSING,"

begs leave to report as follows:

The purpose and intent of this measure is to urge the Federal
Emergency Management Agency to consider utilizing funds for non-
congregate housing for infrastructure and development needs for
affordable rental housing.

Prior to decision making on this measure, your Committee made
available for public review a proposed S.D. 1 of this measure.
The proposed S.D. 1 requests the University of Hawaii to develop a
comprehensive plan to address student housing facility needs at
the Manoa campus.

Your Committee received testimony in support of the proposed
S.D. 1 from the University of Hawai'i System.

Your Committee finds that there is a shortage of available
and affordable housing statewide. Additionally, there is a
limited supply of on-campus student housing available for students
attending the University of Hawaii, which has placed students into



the general rental market, further increasing demand for rental housing. While the University of Hawaii Student Housing Services comprise of twenty-one residential buildings, a majority of the Student Housing Services residences have not undergone any major renovation or improvement since constructed in the 1970s, with the exception for renovations and construction of the Hale Aloha Towers and Frear Hall in 2008-2009. The Student Housing Services business model has historically prioritized affordability, which has now compromised the future financial and economic sustainability of needed major repairs and renovations of the aging facilities. Moreover, the physical condition of certain on-campus facilities have compromised their ability to remain in service.

Your Committee further finds that the Hale Noelani facility is an on-campus Student Housing Services facility comprised of five buildings, originally constructed in 1978 and included over five hundred beds. However, the Hale Noelani buildings were closed and taken out of service in 2018 due to significant deficiencies in the building conditions. Furthermore, the University of Hawaii also operates faculty housing and offers below-market rates to new faculty members, but does not generate sufficient revenue to help offset the construction of additional faculty housing units. Your Committee also finds that the University of Hawaii must seek new repair, maintenance, and development models, to include novel approaches to financing the renovation, improvements, and expansions of its existing on-campus housing inventory for students and faculty members, both through public financing or public-private partnership options. As the Student Housing Services business model does not provide for long-term financial stability, diverse sources of funds should be utilized for student housing facilities as evidenced by the Residences for Innovation and Student Entrepreneurs and residences for graduate students at the former National Marine Fisheries site, which would provide funding necessary to operate and maintain housing programs on campus. Therefore, this measure requests the University of Hawaii to establish a business model that provides a reliable stream of revenue to sustain long-term viability of buildings utilized for student housing operations at the Manoa campus.



Your Committee has amended this measure by:

- (1) Adopting the proposed S.D. 1; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Higher Education that is attached to this report, your Committee concurs with the intent and purpose of S.R. No. 172, as amended herein, and recommends its adoption in the form attached hereto as S.R. No. 172, S.D. 1.

Respectfully submitted on
behalf of the members of the
Committee on Higher Education,



DONNA MERCADO KIM, Chair



The Senate
 Thirty-Second Legislature
 State of Hawai'i

Record of Votes
Committee on Higher Education
HRE

Bill / Resolution No.:* SR172	Committee Referral: HRE	Date: 03-28-24		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
KIM, Donna Mercado (C)	/			
KIDANI, Michelle N. (VC)	/			
FUKUNAGA, Carol				✓
HASHIMOTO, Troy N.	/			
FEVELLA, Kurt	/			
TOTAL	4			1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Michelle N. Kidani</div>				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

***Only one measure per Record of Votes**