HOUSE OF REPRESENTATIVES THIRTY-SECOND LEGISLATURE, 2024 STATE OF HAWAII H.C.R. NO. 122

## HOUSE CONCURRENT RESOLUTION

REQUESTING THE COUNTIES TO AMEND OR ADOPT AN ORDINANCE TO ALLOW RELIGIOUS INSTITUTIONS, EDUCATIONAL INSTITUTIONS, OR MEDICAL INSTITUTIONS TO DEVELOP RESIDENTIAL UNITS ON PARCELS THAT MEET CERTAIN CONDITIONS.

1	WHEREAS, there is a severe housing shortage in the State;
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4	WHEREAS, the limited diversity in the types of housing
5	options increases the price of buying or renting housing,
6 7	ultimately forcing many residents out of Hawaii; and
8	WHEREAS, expanding development options in the housing
9	market can alleviate price pressure on the private market,
10	prevent the displacement of long-standing residents, and ensure
11	that the State remains accessible across diverse housing prices
12	and forms; and
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14	WHEREAS, creative solutions are needed to streamline
15	building permit approvals for the development of new housing or
16	modification of existing homes to address the severe lack of
17 18	affordable housing; and
10	WHEREAS, the counties' statutorily-authorized zoning powers
20	are tools that can quide the overall future development of each
21	county, including the development of residential units; and
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23	WHEREAS, there are religious institutions, educational
24	institutions, and medical institutions that are willing to build
25	residential housing units on their property; and
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27	WHEREAS, allowing these institutions to build residential
28	units on their lands is one creative solution to address the
29	housing shortage in the State; now, therefore,

2024-2196 HCR HMSO

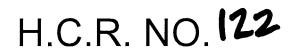
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H.C.R. NO. (22

1 BE IT RESOLVED by the House of Representatives of the 2 Thirty-second Legislature of the State of Hawaii, Regular 3 Session of 2024, the Senate concurring, that each county is 4 requested to amend or adopt an ordinance to allow religious 5 institutions, educational institutions, or medical institutions 6 7 to construct residential units on parcels of lands that are within the state urban land use district and zoned for 8 9 residential or commercial use: and 10 11 BE IT FURTHER RESOLVED that in amending or adopting the ordinance, the counties are requested to: 12 13 Limit any proposed development of residential units to 14 (1) 15 less than fifteen acres and no greater than fifty percent of the parcel area; and 16 17 Require that any residential unit developed on a 18 (2) 19 religious institution's, educational institution's, or medical institution's property be retained by the 20 21 institution so long as the institution remains in 22 existence; and 23 24 BE IT FURTHER RESOLVED that in amending or adopting the ordinance, the counties are requested to use the following 25 definitions: 26 27 (1)"Educational institution" means any private 28 educational organization that has been granted tax 29 30 exempt status under section 501(c)(3) of the Internal Revenue Code of 1986, as amended; 31 32 "Medical institution" means any organization that has 33 (2) been incorporated in the State as a nonprofit 34 35 corporation and that has continuously operated and will be operated exclusively to provide, or to 36 contribute to the support of, organizations or 37 38 institutions organized and operated exclusively to provide hospital, medical, research, or therapeutic 39 services to the public; and 40 41

2024-2196 HCR HMSO

Page 2



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1 2 (3) "Religious institution" means any religious institution or organization that has been granted tax exempt status under section 501(c)(3) of the Internal Revenue Code 1986, as amended, does not restrict membership to persons on the basis of race, color, or ancestry, and has no part of its earnings inured to any private shareholder or individual; and

9 BE IT FURTHER RESOLVED that the counties are requested to 10 make clear that it is not the intent of the ordinance to provide 11 a process to allow developers to create a religious institution, 12 educational institution, or medical institution for the sole 13 purpose of circumventing the normal development process; and 14

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Mayor of the County of Hawaii, Mayor of the City and County of Honolulu, Mayor of the County of Kauai, Mayor of the County of Maui, each member of the Hawaii County Council, each member of the Honolulu City Council, each member of the Kauai County Council, and each member of the Maui County Council.

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OFFERED BY:

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