
SENATE CONCURRENT RESOLUTION

REQUESTING THE DEPARTMENT OF HOUSING AND LAND MANAGEMENT OF THE CITY AND COUNTY OF HONOLULU TO DEVELOP A COUNTYWIDE HOUSING PATTERN BOOK TO STREAMLINE PERMIT APPROVALS AND REDUCE REGULATORY BARRIERS FOR SAFE, AFFORDABLE, AND WELL-DESIGNED HOMES.

1 WHEREAS, the State faces a severe housing shortage that has
2 made homeownership and stable housing increasingly out of reach
3 for many residents; and
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5 WHEREAS, increasing the supply of safe, affordable, and
6 community-compatible housing remains a statewide priority, but
7 production is often slowed by complex permitting processes,
8 inconsistent design standards, and regulatory barriers that add
9 cost and delay; and
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11 WHEREAS, thoughtfully designed housing contributes to
12 dignity, stability, and well-being, and the quality of the built
13 environment, including attractive homes and walkable
14 neighborhoods, can positively affect physical and mental health
15 and support thriving communities; and
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17 WHEREAS, Hawaii has a rich tradition of climate-responsive
18 architecture, including lanais, natural cross-ventilation,
19 shading, and indoor-outdoor living elements that are well suited
20 to local conditions and culture; and
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22 WHEREAS, a housing pattern book containing pre-reviewed
23 residential designs that comply with applicable codes can reduce
24 design costs, expedite permitting, and accelerate housing
25 production while maintaining safety, affordability, resilience,
26 and architectural quality; and
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28 WHEREAS, similar programs in places such as New South
29 Wales, Australia, and Los Angeles, California, have demonstrated



1 that pre-approved housing designs can successfully accelerate
2 construction of accessory dwelling units and low- and mid-rise
3 housing; now, therefore,
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5 BE IT RESOLVED by the Senate of the Thirty-third
6 Legislature of the State of Hawaii, Regular Session of 2026, the
7 House of Representatives concurring, that the Department of
8 Housing and Land Management of the City and County of Honolulu
9 is requested to develop a countywide housing pattern book
10 containing pre-reviewed residential building designs that comply
11 with the City and County of Honolulu's applicable building codes
12 and best practices for safety, affordability, resilience, and
13 architectural quality; and
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15 BE IT FURTHER RESOLVED that the housing pattern book is
16 requested to:
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- 18 (1) Include designs suitable for a range of housing types,
19 including accessory dwelling units and low- and
20 mid-rise multifamily buildings; and
21
- 22 (2) Incorporate culturally appropriate and
23 climate-responsive design elements that promote
24 healthy and attractive living environments; and
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26 BE IT FURTHER RESOLVED that the Department of Housing and
27 Land Management of the City and County of Honolulu is requested
28 to include a design competition to attract innovative and
29 high-quality designs for inclusion in the housing pattern book;
30 and
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32 BE IT FURTHER RESOLVED that, in developing the housing
33 pattern book, the Department of Housing and Land Management of
34 the City and County of Honolulu is requested to collaborate with
35 the Department of Planning and Permitting of the City and County
36 of Honolulu, architects, builders, energy-efficiency experts,
37 public health professionals, and community stakeholders; and
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39 BE IT FURTHER RESOLVED that the housing pattern book is
40 requested to be made publicly available; and
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1 BE IT FURTHER RESOLVED that the Department of Planning and
2 Permitting of the City and County of Honolulu is requested to
3 provide streamlined permitting for projects utilizing approved
4 pattern-book designs; and
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6 BE IT FURTHER RESOLVED that certified copies of this
7 Concurrent Resolution be transmitted to the Mayor of the City
8 and County of Honolulu, Director of the Department of Housing
9 and Land Management of the City and County of Honolulu, and
10 Director of the Department of Planning and Permitting of the
11 City and County of Honolulu.

