

Honolulu, Hawaii

March 24, 2006

RE: S.B. No. 1593  
S.D. 2  
H.D. 1

Honorable Calvin K.Y. Say  
Speaker, House of Representatives  
Twenty-Third State Legislature  
Regular Session of 2006  
State of Hawaii

Sir:

Your Committees on Water, Land, & Ocean Resources and  
Housing, to which was referred S.B. No. 1593, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO LAND USE,"

beg leave to report as follows:

The purpose of this bill is to expand and enhance the use of rural districts through a one-time reclassification of lands that were classified as agricultural prior to June 4, 1976, based upon studies and recommendations from each county. Specifically, this measure:

- (1) Allows counties to work with the Office of Planning to develop policy and recommend boundary amendments to expand and enhance the use of rural districts;
- (2) Convenes an advisory group for redefining rural districts; and
- (3) Allow counties one opportunity to reclassify areas of land into rural land use districts.

C & H Farms testified in support of this bill, as received by your Committees.



After considering this measure and recognizing the importance of affordable housing, your Committees drafted a proposed Senate Bill 1593, S.D. 2, H.D. 1, and made copies available to the public prior to the hearing. As such, the proposed H.D. 1 was the subject of the public hearing.

As amended, the purpose of Senate Bill 1593, S.D. 2, H.D. 1, is to ensure the availability of affordable housing units in urban Honolulu by establishing the Liliha-Palama Community Development District (District) to be administered by the Hawaii Community Development Authority (HCDA).

The Hawaii Association of Realtors and several concerned citizens testified in support of the proposed HD1. The Department of Planning and Permitting of the City and County of Honolulu and a number of concerned individuals opposed the proposed HD1. HCDA submitted comments.

Your Committees discussed the potential benefits of establishing the District that could include condemnation of necessary properties and the development of affordable housing. Your Committees note that the concerns of the residents of Kukui Gardens affordable residential project could be addressed by the establishment of the District.

Your Committee on Water Land & Ocean Resources has rejected and continues to reject the establishment of the one-time reclassification of lands to rural districts as proposed by this bill.

Accordingly, your Committees have amended this bill by adopting the language of the proposed HD1.

As affirmed by the records of votes of the members of your Committees on Water, Land, & Ocean Resources and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 1593, S.D. 2, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 1593, S.D. 2, H.D. 1, and be referred to the Committee on Finance.



Respectfully submitted on  
behalf of the members of the  
Committees on Water, Land, &  
Ocean Resources and Housing,

Michael P. Kahlina  
MICHAEL P. KAHIKINA, Chair

Erma Thoit for  
EZRA R. KANOHO, Chair





HCLR 1207

State of Hawaii  
House of Representatives  
The Twenty-third Legislature

Record of Votes of the Committee on Housing

<b>Bill/Resolution No.:</b> SB1593 SD2	<b>Date:</b> 3/23/06			
<b>Committee Referral:</b> WLD / HSG, FIN	<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.			
<b>The recommendation is to:</b> <input type="checkbox"/> Pass, unamended <input checked="" type="checkbox"/> Pass, with amendments <input type="checkbox"/> Hold <input type="checkbox"/> Recommit				
<b>HSG Members</b>	<b>Ayes</b>	<b>Ayes (WR)</b>	<b>Nays</b>	<b>Excused</b>
1. KAHIKINA, Michael Puamamo (C)	/			
2. NISHIMOTO, Scott Y. (VC)	/			
3. ARAKAKI, Dennis A.				/
4. GREEN, Josh, M.D.	/			
5. HALE, Heléne H.				/
6. KAWAKAMI, Bertha C.	/			
7. SONSON, Alex M.				/
8. HALFORD, Chris	/	/		
9. PINE, Kymberly	/			
<b>TOTAL</b>	<b>5</b>	<b>1</b>		<b>3</b>
<b>The recommendation is:</b> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
If joint referral, _____ did not support recommendation. committee acronym(s)				
<b>Vice Chair's or designee's signature:</b>				
<b>Distribution:</b> Original (White) – Committee    Duplicate (Yellow) – Clerk's Office				