

Honolulu, Hawaii
February 6, 2018

RE: H.B. No. 2451
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Twenty-Ninth State Legislature
Regular Session of 2018
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 2451 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING THAT SUPPORTS
AGRICULTURAL PRODUCTION,"

begs leave to report as follows:

The purpose of this measure is to encourage and support agricultural production in the State by authorizing the construction of tiny homes for residential use on farms that are engaged in agricultural production, within agricultural districts.

A County of Hawaii Council Member, Na Kahua Hale O Ulu Wini, Ho'omanapono Political Action Committee, League of Women Voters of Hawaii, and two concerned individuals supported this measure. The Office of Planning, Department of Agriculture, and County of Hawaii Planning Department opposed this measure. The Land Use Commission provided comments.

Your Committee finds that the construction and availability of tiny homes on farms within agricultural districts will incentivize farm workers seeking employment and positively impact the State's economy, food security, and health.



Your Committee has amended this measure by:

- (1) Removing the minimum hours per week requirement for farm employees to reside in the tiny home;
- (2) Specifying that the owner of a farm shall be engaged in agricultural production for no less than five years rather than less than five years;
- (3) Removing the occupancy limit for the tiny homes;
- (4) Specifying that the number of tiny homes shall be limited to three per parcel;
- (5) Changing the effective date to January 1, 2050, to encourage further discussion; and
- (6) Making technical, nonsubstantive amendments for clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 2451, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 2451, H.D. 1, and be referred to your Committee on Water & Land.

Respectfully submitted on
behalf of the members of the
Committee on Housing,



TOM BROWER, Chair



State of Hawaii
House of Representatives
The Twenty-ninth Legislature

Record of Votes of the Committee on Housing

Bill/Resolution No.: HB 2451	Committee Referral: HSG, WAL, FIN	Date: 2/1/18		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. BROWER, Tom (C)	✓			
2. NAKAMURA, Nadine K. (VC)		✓		
3. AQUINO, Henry J.C.	✓			
4. HASHEM, Mark J.	✓			
5. QUINLAN, Sean				✓
6. SAN BUENAVENTURA, Joy A.		✓		
7. MCDERMOTT, Bob	✓			
TOTAL (7)	4	2		1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <div style="text-align:center; font-size: small;">committee acronym(s)</div>				
Vice Chair's or designee's signature: <u><i>Nadine K. Nakamura</i></u>				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				