

STAND. COM. REP. NO.

317

Honolulu, Hawaii

FEB 14 2019

RE: S.B. No. 362

Honorable Ronald D. Kouchi  
President of the Senate  
Thirtieth State Legislature  
Regular Session of 2019  
State of Hawaii

Sir:

Your Committees on Housing and Public Safety,  
Intergovernmental, and Military Affairs, to which was referred  
S.B. No. 362 entitled:

"A BILL FOR AN ACT RELATING TO INCLUSIONARY ZONING,"

beg leave to report as follows:

The purpose and intent of this measure is to prohibit any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale in perpetuity to buyers who are residents of the State, are owner-occupants, and do not own any other real property.

Your Committees received testimony in support of this measure from the Building Industry Association Hawaii. Your Committees received testimony in opposition to this measure from Hawaiian Community Assets.

Your Committees find that the State is experiencing a severe shortage of affordable housing. Reports have shown that the State would need at least 44,000 new housing units to solve the shortage. However, there has been a lack of measureable progress at the county level to enact policies that will stimulate housing production to meet this project demand. Your Committees believe that this measure incentivizes the production of housing units at all price points and encourages more developers to build affordable housing in the State for residents.



Your Committees note the concerns raised regarding the enforcement of this measure and will continue to work with the counties to address these concerns.

As affirmed by the records of votes of the members of your Committees on Housing and Public Safety, Intergovernmental, and Military Affairs that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 362 and recommend that it pass Second Reading and be referred to your Committees on Judiciary and Ways and Means.

Respectfully submitted on  
behalf of the members of the  
Committees on Housing and  
Public Safety,  
Intergovernmental, and Military  
Affairs,

*Clarence K. Nishihara*

CLARENCE K. NISHIHARA, Chair

*Stanley Chang*

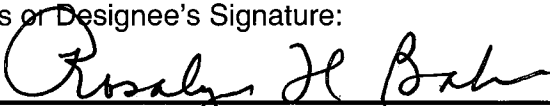
STANLEY CHANG, Chair





The Senate  
Thirtieth Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Public Safety, Intergovernmental, and Military Affairs**  
**PSM**

Bill / Resolution No.:* <b>SB 362</b>	Committee Referral: <b>HOU/PSM, JDC/WAY</b>	Date: <b>2-8-2019</b>		
<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 checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
NISHIHARA, Clarence K. (C)	✓			
WAKAI, Glenn (VC)				✓
BAKER, Rosalyn H.	✓			
HARIMOTO, Breene				✓
FEVELLA, Kurt	✓			
<b>TOTAL</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>2</b>
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
<b>Distribution:</b> Original    Yellow    Pink    Goldenrod File with Committee Report    Clerk's Office    Drafting Agency    Committee File Copy				

\*Only one measure per Record of Votes