

STAND. COM. REP. NO. 2319

Honolulu, Hawaii

FEB 04 2020

RE: S.B. No. 2172
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirtieth State Legislature
Regular Session of 2020
State of Hawaii

Sir:

Your Committees on Public Safety, Intergovernmental, and Military Affairs and Housing, to which was referred S.B. No. 2172 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING DEVELOPMENT,"

beg leave to report as follows:

The purpose and intent of this measure is to authorize each county legislative body to review and approve land use district boundary amendments for affordable housing projects on fifteen acres or less.

Your Committees received testimony in support of this measure from the Office of the Mayor of the County of Hawaii; Office of Housing and Community Development of the County of Hawaii; one member of the Kauai County Council; one member of the Hawaii County Council; one member of the Maui County Council; Hawaii Island Community Development Corporation; Hawaii Island Housing Coalition; Habitat for Humanity Hawaii Island, Inc; Building Industry Association Hawaii; Chamber of Commerce Hawaii; and one individual. Your Committees received testimony in opposition to this measure from the Land Use Commission, Pono Hawaii Initiative, and Young Progressives Demanding Action. Your Committees received comments on this measure from the Department of Agriculture, Hawaii Housing Finance and Development Corporation, and Office of Planning.



Your Committees find that there is an overwhelming need for affordable housing in the State and it is essential that affordable housing projects are approved in a timely manner. Your Committees believe that authorizing the counties, instead of the Land Use Commission, to approve district boundary amendments for affordable housing projects in land areas of fifteen acres or less will expedite governmental approvals, save time and money, and create a new incentive for affordable housing development.

Your Committees have amended this measure by:

- (1) Authorizing, rather than requiring, a county legislative body to approve a district boundary amendment for a housing project involving a land area of fifteen acres or less;
- (2) Clarifying that the land area of fifteen acres or less is contiguous to urban lands or in the urban growth boundary;
- (3) Exempting conservation lands and important agricultural lands from being approved by a county legislative body for any boundary change;
- (4) Reinstating language that requires the Land Use Commission to approve, approve with modification, or disapprove a boundary change within forty-five days after the Hawaii Housing Finance and Development Corporation submits a boundary change petition; and
- (5) Clarifying that the Land Use Commission shall approve, approve with modification, or disapprove a boundary change within forty-five days for projects greater than fifteen acres.

As affirmed by the records of votes of the members of your Committees on Public Safety, Intergovernmental, and Military Affairs and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2172, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2172, S.D. 1, and be referred to your Committee on Ways and Means.



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


STANLEY CHANG, Chair


CLARENCE K. NISHIHARA, Chair



The Senate
Thirtieth Legislature
State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 2172	Committee Referral: PSM/HOU, WAM	Date: 1-28-20		
<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 type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
KANUHA, Dru Mamo (VC)	✓			
MORIWAKI, Sharon Y.	✓			
THIELEN, Laura H.	✓			
FEVELLA, Kurt				✓
TOTAL	4			1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes