

STAND. COM. REP. NO.

2869

Honolulu, Hawaii

FEB 14 2020

RE: S.B. No. 2661  
S.D. 1

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

Sir:

Your Committee on Housing, to which was referred S.B. No. 2661 entitled:

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

begs leave to report as follows:

The purpose and intent of this measure is to increase affordable housing in the State by requiring the counties to be proactive in planning for new housing at all price points to meet anticipated demand.

Your Committee received testimony in support of this measure from the Building Industry Association of Hawaii, Chamber of Commerce Hawaii, and one individual. Your Committee received testimony in opposition to this measure from the Office of the Mayor, Hawaii County. Your Committee received comments on this measure from the Maui Chamber of Commerce and Young Progressives Demanding Action.

Your Committee finds that there is a severe shortage of affordable housing in Hawaii, and the shortage places an immense strain on lower-income households. As several government studies have concluded that the State does not have and is not producing enough new housing units to meet normal population growth projections to 2025, it is critical for the counties to also take initiative to increase the production of housing to meet the anticipated housing demands in their respective jurisdictions.



This measure requires each county to prepare a housing supply plan to plan for projected increases in the State's housing supply to meet housing demands of the respective counties, identify and analyze existing and projected housing needs for all income levels, and identify adequate sites for housing, including rental housing.

Your Committee notes that the current definition of "housing demand", defined as the number of births minus number of deaths, divided by two, falls short of the actual housing demand in Hawaii. Your Committee acknowledges the testimony of the Office of the Mayor for the County of Hawaii and the Maui Chamber of Commerce, who commented that the study required by this measure will incur a large expense. Accordingly, your Committee has amended this measure by:

- (1) Requiring the counties to define the housing demand within their respective jurisdictions and account for the current shortage of housing in the State;
- (2) Appropriating funds for the counties to conduct the study required by this Act; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

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 S.B. No. 2661, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2661, S.D. 1, and be referred to your Committee on Ways and Means.



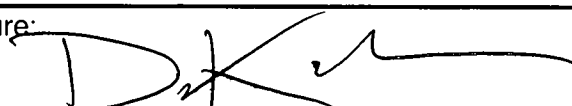
Respectfully submitted on  
behalf of the members of the  
Committee on Housing,

  
STANLEY CHANG, Chair



The Senate  
Thirtieth Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Housing**  
**HOU**

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 2661	HOU, WAM	2-13-20		
<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				✓
<b>TOTAL</b>	4			1
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