

STAND. COM. REP. NO. 528

Honolulu, Hawaii

FEB 19 2021

RE: S.B. No. 1278  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-First State Legislature  
Regular Session of 2021  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B.  
No. 1278 entitled:

"A BILL FOR AN ACT RELATING TO ZONING,"

begs leave to report as follows:

The purpose and intent of this measure is to allow the counties to adopt rules for the construction of fourplex dwelling units on lots where single-family dwelling units are permitted in any county with a population of twenty-five thousand or more or within an urban area.

Your Committee received testimony in opposition to this measure from HI Good Neighbor. Your Committee received comments on this measure from Grassroots Institute of Hawaii.

Your Committee finds that the State has a housing crisis. A recent study by the Department of Business, Economic Development, and Tourism found that Hawaii will need more than fifty thousand new homes by 2025. The State cannot simply wait for the free market to develop new home projects. Instead, the State must be proactive and look for creative ways to provide housing for its people. This measure will give counties the opportunity to permit the construction of more houses.



Your Committee has amended this measure by removing a provision that would have prevented the State or the counties from prohibiting any construction of fourplexes.

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. 1278, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1278, S.D. 1, and be referred to your Committee on Judiciary.


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

  
STANLEY CHANG, Chair



The Senate  
Thirty-First Legislature  
State of Hawai'i

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

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 1278	HOU, JDC	2/9/21		
<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.	✓			
RHOADS, Karl		✓		
FEVELLA, Kurt		✓		
<b>TOTAL</b>	3	2	0	0
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