

JAN 21 2022

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# A BILL FOR AN ACT

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RELATING TO ZONING.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1       SECTION 1. The legislature finds that the State has a  
2 housing crisis. 2019 statistics from the U.S. Census Bureau  
3 estimate that Hawaii has a population of 974,563 and only  
4 354,719 housing units. A 2019 study commissioned by the  
5 department of business, economic development, and tourism found  
6 that the State will require an additional 50,156 homes by the  
7 year 2025, with the city and county of Honolulu requiring 22,168  
8 new units, Hawaii county requiring 13,303 new units, Maui county  
9 requiring 10,404 new units, and Kauai county requiring 4,281 new  
10 housing units. While this forecast projects an acute housing  
11 shortage, there has been a lack of measurable progress at the  
12 county level to enact policies that will stimulate housing  
13 production to meet project demand.

14       The purpose of this Act is to:

15       (1) Establish a Hawaii housing element; and



(2) Require each county to adjust their zoning requirements to double the estimated housing need over the next twenty years.

SECTION 2. Section 46-4, Hawaii Revised Statutes, is amended by amending subsection (c) to read as follows:

"(c) Each county may adopt reasonable standards to allow the construction of two single-family dwelling units on any lot where a residential dwelling unit is permitted[-]; provided that each county, in order to meet the estimated housing need as established by the State's housing element report, shall adopt zoning ordinances to allow for the provision of twice the number of housing units needed over the next twenty year period."

SECTION 3. Section 226-53, Hawaii Revised Statutes, is amended to read as follows:

**"§226-53 Office of planning and sustainable development; duties.** The office shall provide technical assistance in administering this chapter. To further the intent and purpose of this chapter, the office shall:

(1) Provide recommendations to the governor and state and county agencies on conflicts between and among this chapter, state functional plans approved by the



1 governor, county general plans and development plans,  
2 and state programs;

3 (2) Review and evaluate this chapter and recommend  
4 amendments as needed to the legislature;

5 (3) Review, as necessary, major plans, programs, projects,  
6 and regulatory activities proposed by state and county  
7 agencies, and provide advisory opinions and reports to  
8 the governor as needed;

9 (4) Analyze existing state policies, planning and program  
10 operations, laws, rules, and practices relative to  
11 formulation, implementation, and coordination of the  
12 state plan;

13 (5) Review state capital improvement projects for  
14 consistency with this chapter and as necessary report  
15 findings and recommendations to the governor prior to  
16 allocation of funds;

17 (6) Conduct strategic planning by identifying and  
18 analyzing significant issues, problems, and  
19 opportunities confronting the State, and formulating  
20 strategies and alternative courses of action in  
21 response to identified problems and opportunities;



- 1           (7) Conduct special studies and prepare reports that  
2           address major policy issues relating to statewide  
3           growth and development;
- 4           (8) Cooperate with all public agencies to ensure an  
5           ongoing, uniform, and reliable base of data and  
6           projections;
- 7           (9) Assist the legislature in conducting reviews of parts  
8           I, II, and III as necessary;
- 9           (10) Provide other technical assistance to the governor and  
10          state and county agencies as needed; ~~[and]~~
- 11          (11) Prepare a report identifying emerging issues for use  
12          in the revision of parts I and III, including the  
13          updating of state functional plans. The report may  
14          include a scan of conditions and trends in population,  
15          the economy, and the environment, linking the findings  
16          of the state scanning project with policy and program  
17          activities~~[-]~~; and
- 18          (12) Prepare a housing element report identifying and  
19          analyzing existing and projected housing needs and  
20          adequately providing for the existing and projected



1        needs of all socio-cultural and economic segments of  
2        the population. Each housing element shall contain:  
3        (A) An assessment of housing needs, including a  
4        calculation of the estimated housing units needed  
5        per every one hundred adults in the State for the  
6        next twenty-year period, and an inventory of  
7        resources and constraints relevant to the meeting  
8        of housing needs;  
9        (B) A statement of goals, policies, quantified  
10       objectives, financial resources, and scheduled  
11       programs for the preservation, improvement, and  
12       development of housing in the State; and  
13       (C) A program that sets forth a schedule of actions,  
14       each with a timeline for implementation, that  
15       includes the projects that the counties are  
16       undertaking or intend to undertake, to implement  
17       the policies and achieve the goals and objectives  
18       of the housing element.

19    The office may contract with public and private agencies and  
20    persons for special research and planning assistance."



1       SECTION 4. Statutory material to be repealed is bracketed  
2 and stricken. New statutory material is underscored.

3       SECTION 5. This Act shall take effect upon its approval.

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INTRODUCED BY: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "AS" followed by a long horizontal stroke, is written over a horizontal line.

# S.B. NO. 2326

**Report Title:**

County Zoning; Increase Estimated Housing Need; Housing Shortage

**Description:**

Requires the Office of Planning and Sustainable Development to establish a Hawaii housing element. Requires the counties to zone for twice the estimated housing need over the next twenty years.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

