

STAND. COM. REP. NO.

2454

Honolulu, Hawaii

FEB 17 2022

RE: S.B. No. 3176

Honorable Ronald D. Kouchi
President of the Senate
Thirty-First State Legislature
Regular Session of 2022
State of Hawaii

Sir:

Your Committees on Government Operations and Housing, to which was referred S.B. No. 3176 entitled:

"A BILL FOR AN ACT RELATING TO ZONING,"

beg leave to report as follows:

The purpose and intent of this measure is to allow counties to adopt rules for the construction of fourplex dwelling units on lots where single-family dwelling units are permitted in residential areas.

Your Committees received testimony in support of this measure from two individuals. Your Committees received comments on this measure from the Grassroot Institute of Hawaii.

Your Committees find that the State continues to suffer from an acute shortage of affordable housing. One solution being explored by states nationwide is to increase permissible housing density. Your Committees further find that the counties should each have the discretion to adopt their own rules to govern the fourplexes authorized by this measure, since counties face unique land conditions and concerns. Accordingly, your Committees find that this measure will provide an important tool and the requisite flexibility to help grow the critically low supply of affordable housing in the State.

As affirmed by the records of votes of the members of your Committees on Government Operations and Housing that are attached



to this report, your Committees are in accord with the intent and purpose of S.B. No. 3176 and recommend that it pass Second Reading and be referred to your Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committees on Government
Operations and Housing,


STANLEY CHANG, Chair


SHARON MORIWAKI, Chair



