

Honolulu, Hawaii

FEB 07 2024

RE: S.B. No. 2011
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committees on Housing and Water and Land, to which was referred S.B. No. 2011 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose and intent of this measure is to allow the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards that each county may adopt.

Your Committees received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Building Industry Association Hawaii, Grassroot Institute of Hawaii, and one individual.

Your Committees find that Hawaii is in critical need of more housing. Developing housing on undeveloped land can be challenging, as large upfront costs are required for infrastructure, including water and electricity, which can be prohibitive and deters potential development. This measure will reduce barriers by allowing construction of residential housing within non-residential zoned areas, to lower the cost of development as these areas already have the necessary infrastructure to support residential development in most cases.



Your Committees have heard the concerns raised in testimony regarding this measure's limited applicability to any newly created zoning district classifications, which may be adopted by the counties in the future. However, your Committees note that changing the land use ordinances to create new zoning classifications is difficult and is unlikely to occur.

Your Committees have amended this measure by making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Housing and Water and Land that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2011, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2011, S.D. 1, and be referred to your Committee on Judiciary.

Respectfully submitted on
behalf of the members of the
Committees on Housing and Water
and Land,


LORRAINE R. INOUÉ, Chair


STANLEY CHANG, Chair



