

Honolulu, Hawaii

MAR 01, 2024

RE: H.B. No. 1526
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-Second State Legislature
Regular Session of 2024
State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred H.B. No. 1526, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING DEVELOPMENT,"

begs leave to report as follows:

The purpose of this measure is to extend the deadline for a county's legislative body to take action on an affordable housing project's application from forty-five days to sixty days.

Your Committee received testimony in opposition to this measure from the Office of Housing and Community Development of the County of Hawai'i; NAIOP Hawaii; Grassroot Institute of Hawaii; and Hawai'i YIMBY. Your Committee received comments on this measure from the Hawaii Housing Finance and Development Corporation.

Your Committee finds that, under existing law, housing projects developed by the Hawaii Housing Finance and Development Corporation are allowed to be exempt from certain laws, if, among other things, the county council either approves or takes no action on the housing project. To ensure that there is no undue delay in the approval process, the county council is required to take action within forty-five days or, if no action is taken, the project is deemed approved on the forty-sixth day.



Your Committee further finds that a decision that would allow a project to be wholly exempt from certain laws requires due consideration, including allowing sufficient time for public participation and input on a proposed project. This measure therefore extends the periods for a county council to consider a housing project from forty-five days to sixty days.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1526, H.D. 1, and recommends that it pass Third Reading.

Respectfully submitted on
behalf of the members of the
Committee on Consumer
Protection & Commerce,



MARK M. NAKASHIMA, Chair



