

STAND. COM. REP. NO.

2520

Honolulu, Hawaii

**FEB 16 2024**

RE: S.B. No. 3047  
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 Agriculture and Environment,  
to which was referred S.B. No. 3047 entitled:

"A BILL FOR AN ACT RELATING TO ENVIRONMENTAL IMPACT  
STATEMENTS,"

beg leave to report as follows:

The purpose and intent of this measure is to codify the  
exemption from environmental impact statements for affordable  
housing projects that meet certain criteria.

Your Committees received testimony in support of this measure  
from the Hawaii Housing Finance and Development Corporation;  
Department of Business, Economic Development, and Tourism;  
Department of Hawaiian Home Lands; Office of Planning and  
Sustainable Development; Affordable Housing Connections LLC; EAH  
Housing; NAIOP Hawaii; and Building Industry Association Hawai'i.

Your Committees received testimony in opposition to this  
measure from the Sierra Club of Hawai'i, Kupuna for Mo'opuna,  
Conservation Council for Hawai'i, The Outdoor Circle, Maui Nui  
Marine Resource Council, and nineteen individuals.

Your Committees find that Hawaii is currently undergoing a  
housing crisis. Lengthy regulatory and entitlement processes can  
further delay and add unnecessary costs to the development of  
affordable housing projects. This measure will therefore



streamline the regulatory process for qualified affordable housing projects to increase feasibility.

Your Committees have amended this measure by:

- (1) Deleting the exemption for agricultural land use districts;
- (2) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (3) 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 Agriculture and Environment that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 3047, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 3047, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on  
behalf of the members of the  
Committees on Housing and  
Agriculture and Environment,

  
MIKE GABBARD, Chair

  
STANLEY CHANG, Chair



The Senate  
 Thirty-Second Legislature  
 State of Hawai'i

Record of Votes  
 Committee on Housing  
 HOU

Bill / Resolution No.:* <b>SB 3047</b>	Committee Referral: <b>HOU/AEN, WAM</b>	Date: <b>2/12/24</b>		
<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)	✓			
HASHIMOTO, Troy N. (VC)				✓
AQUINO, Henry J.C.				✓
KANUHA, Dru Mamo	✓			
AWA, Brenton			✓	
<b>TOTAL</b>	<b>2</b>		<b>1</b>	<b>2</b>
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

The Senate  
 Thirty-Second Legislature  
 State of Hawai'i

Record of Votes  
 Committee on Agriculture and Environment  
 AEN

Bill / Resolution No.:*	Committee Referral:	Date:
SB 3047	HOU/AEN, WAM	02-12-2024

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
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Members	Aye	Aye (WR)	Nay	Excused
GABBARD, Mike (C)	X			
RICHARDS, III, Herbert M. "Tim" (VC)		X		
DECOITE, Lynn		X		
RHOADS, Karl	X			
AWA, Brenton			X	
<b>TOTAL</b>	2	2	1	

Recommendation:  Adopted  Not Adopted

Chair's or Designee's Signature: 

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