

Honolulu, Hawaii

FEB 13 2025

RE: S.B. No. 1170
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Sir:

Your Committees on Housing and Water and Land, to which was referred S.B. No. 1170 entitled:

"A BILL FOR AN ACT RELATING TO THE EXPEDITIOUS REDEVELOPMENT
AND DEVELOPMENT OF AFFORDABLE RENTAL HOUSING,"

beg leave to report as follows:

The purpose and intent of this measure is to exempt certain affordable rental housing projects in the County of Maui from the requirements of Chapter 205A, Hawaii Revised Statutes.

Your Committees received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Hawaii Public Housing Authority, Lāhainā Strong, Hale Mahaolu, KCOM Corp., Pacific Commercial Realty Corp., EAH Housing, Maui Chamber of Commerce, and one individual.

Your Committees received comments on this measure from the Department of the Attorney General.

Your Committees find that the urgent revitalization of Maui County is necessary following the devastating August 2023 wildfires. Granting discretion to issue certain permits, which can usually take over a year to process, will help address the chronic housing shortage and alleviate the strain on renters.



Noting the Constitutional concerns raised in testimony, your Committees have amended this measure by:

- (1) Deleting language that would have identified specific affordable housing project developments in Maui County;
- (2) Specifying that the Director of Planning of each county may issue a special management area use permit for housing that has been substantially destroyed as a result of a disaster declared by the Governor or a Mayor as a state of emergency or local state of emergency under Chapter 127A, Hawaii Revised Statutes, to develop mixed-use permanent affordable multi-family rental housing on state lands and lands related to the recovery of a disaster;
- (3) Inserting language requiring administrative review of compliance with the National Register or Hawaii Register;
- (4) Retaining land entitlements, exemptions, and waivers for certain lands specified in Maui County Ordinance No. 2120 (1992); and
- (5) 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. 1170, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 1170, 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



The Senate
Thirty-Third Legislature
State of Hawai'i

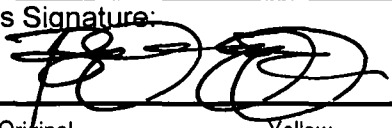
Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 1170	Committee Referral: HOU/WTL JDC	Date: 2/7/25		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"><input type="checkbox"/> Pass, unamended 2312</div> <div style="text-align: center;"><input checked="" type="checkbox"/> Pass, with amendments 2311</div> <div style="text-align: center;"><input type="checkbox"/> Hold 2310</div> <div style="text-align: center;"><input type="checkbox"/> Recommit 2313</div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	/			
HASHIMOTO, Troy N. (VC)	/			
AQUINO, Henry J.C.				/
KANUHA, Dru Mamo	/			
FEVELLA, Kurt				/
TOTAL	3	0	0	2
Recommendation: <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted </div>				
Chair's or Designee's Signature:				
Distribution: <div style="display: flex; justify-content: space-between; font-size: small;"> <div>Original File with Committee Report</div> <div>Yellow Clerk's Office</div> <div>Pink Drafting Agency</div> <div>Goldenrod Committee File Copy</div> </div>				

*Only one measure per Record of Votes

The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Water and Land
WTL

Bill / Resolution No.:*	Committee Referral:	Date:
SB1170	HOU/WTL, JDC	07 02/02/25
<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)
INOUE, Lorraine R. (C)	✓	
ELEFANTE, Brandon J.C. (VC)	✓	
CHANG, Stanley	✓	
MCKELVEY, Angus L.K.		✓
DECORTE, Samantha	✓	
TOTAL	4	1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted		
Chair's or Designee's Signature: <div style="text-align: center;">  </div>		
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy		

*Only one measure per Record of Votes