

Honolulu, Hawaii

FEB 12 2025RE: S.B. No. 1632
S.D. 1

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

Sir:

Your Committee on Housing, to which was referred S.B.
No. 1632 entitled:

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

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Require the Department of Business, Economic Development, and Tourism, to establish a comprehensive action plan to establish a local housing market in Hawaii; and
- (2) Appropriate funds.

Your Committee received testimony in support of this measure from AARP Hawai'i, Hawaii's Thousand Friends, LIMBY Hawai'i, and eleven individuals.

Your Committee finds that the State is experiencing a chronic housing shortage that is exacerbated by a variety of factors, including prohibitive development costs, rising inflation, and lack of community support in certain communities. Alternative ideas such as community land trusts can provide additional supply to the State's housing market. Additionally, the development of solutions such as a local housing market would allow for the preservation of land and housing developments to remain affordable



for a longer period of time. Therefore, further research into a local housing market in the State can provide critical data to determine future planning to meet the State's existing housing demand. Accordingly, this measure seeks to determine additional creative solutions to the State's housing shortage while ensuring individuals and families can remain in Hawaii.

Your Committee has amended this measure by:

- (1) Inserting language that places the plan under the "Yes In My Back Yard" Working Group within the Department of Business, Economic Development, and Tourism;
- (2) Amending section 1 to reflect its amended purpose; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 1632, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1632, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committee on Housing,


STANLEY CHANG, Chair



The Senate
 Thirty-Third Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 1632	Committee Referral: HOU, WAM	Date: 2/4/25		
<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)	Nay	Excused
CHANG, Stanley (C)	/			
HASHIMOTO, Troy N. (VC)	/			
AQUINO, Henry J.C.				/
KANUHA, Dru Mamo	/			
FEVELLA, Kurt	/			
TOTAL	4	0	0	1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

***Only one measure per Record of Votes**