

STAND. COM. REP. NO. **2996**

Honolulu, Hawaii

MAR 01 2024

RE: S.B. No. 2011
S.D. 2

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

Sir:

Your Committee on Judiciary, to which was referred S.B. No. 2011, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs 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 adopted by each county.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, one member of the Maui County Council, Building Industry Association of Hawaii, Grassroot Institute of Hawaii, Maui Chamber of Commerce, and one individual.

Your Committee received testimony in opposition to this measure from the Office of the Mayor of the County of Maui and City and County of Honolulu Department of Planning and Permitting.

Your Committee finds that large scale housing developments often occur in "greenfield" developments, which require significant upfront costs for major infrastructure projects. Your Committee further finds that by creating opportunities to develop multi-family projects on all non-residential zoned lands in each county, developers will not incur large infrastructure costs if



sufficient capacity is available at the project site and will be encouraged to develop more housing. This measure incentivizes the development of more housing in the State by alleviating the upfront infrastructure costs for housing development through allowing construction of multi-family dwelling units on land with existing infrastructure.

Your Committee has amended this measure by:

- (1) Inserting an effective date of April 14, 2112, to encourage further discussion; and
- (2) Making a technical, nonsubstantive amendment for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Judiciary that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 2011, S.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as S.B. No. 2011, S.D. 2.

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



KARL RHOADS, Chair



