

STAND. COM. REP. NO.

1262

Honolulu, Hawaii

MAR 14 , 2025

RE: S.B. No. 1170
S.D. 2
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred S.B.
No. 1170, S.D. 2, entitled:

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

begs leave to report as follows:

The purpose of this measure is to authorize the director of a county planning department to issue a special management area use permit to an applicant that is redeveloping permanent affordable multi-family rental housing that has been substantially destroyed as the result of certain types of disasters that have been proclaimed by the Governor to constitute a state of emergency, under certain conditions.

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

Your Committee finds that the approval of a special management area use permit is a lengthy process that can take up to a year to complete. Your Committee further finds that, in the wake of major disasters such as the 2023 Maui wildfires that destroyed much of Lahaina, there is often a pressing need to

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quickly rebuild affordable housing to allow displaced residents to return to the area. Granting the director of a county planning department the discretion to issue special management area use permits in these cases will greatly reduce delays in the reconstruction and redevelopment of affordable housing and aid in disaster recovery.

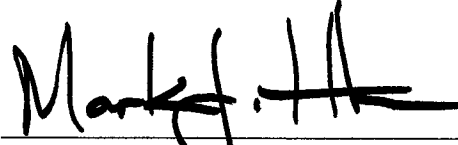
Your Committee has amended this measure by:

- (1) Requiring county planning departments to prioritize approving permits for the redevelopment of permanent affordable multi-family rental housing;
- (2) Clarifying that for experimental and demonstration housing projects that have been substantially destroyed:
 - (A) Any initiating project ordinance passed by the county remains in effect; and
 - (B) The director of a county planning department may amend or modify the final plans and specifications of an experimental and demonstration housing project to incorporate best industry practices and standards, with certain restrictions;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 1170, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1170, S.D. 2, H.D. 1, and be referred to your Committee on Housing.



Respectfully submitted on
behalf of the members of the
Committee on Water & Land,



MARK J. HASHEM, Chair



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Bill/Resolution No.: SB 1170 SD2		Committee Referral: WAL, HSG, JHA		Date: 3/11/25	
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.					
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)					
WAL Members		Ayes	Ayes (WR)	Nays	Excused
1. HASHEM, Mark J. (C)		✓			
2. LAMOSAO, Rachele F. (VC)		✓			
3. BELATTI, Della Au		✓			
4. ICHIYAMA, Linda		✓			
5. IWAMOTO, Kim Coco		✓			
6. MORIKAWA, Dee		✓			
7. POEPOE, Mahina		✓			
8. WOODSON, Justin H.					✓ XN
9. SHIMIZU, Garner M.		✓			
10. SOUZA, Kanani		✓			
TOTAL (10)		7	0	0	1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <div style="text-align: center;">committee acronym(s)</div>					
Vice Chair's or designee's signature: _____					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					