

TWENTY-THIRD DAY

Wednesday, February 21, 2024

The House of Representatives of the Thirty-Second Legislature of the State of Hawai'i, Regular Session of 2024, convened at 12:01 p.m., with Vice Speaker Ilagan presiding.

The invocation was delivered by Representative Darius K. Kila, after which the Roll was called showing all members present with the exception of Representatives Amato, Cochran, Gates, Kapela, Nakashima, Perruso, and Woodson, who were excused.

By unanimous consent, reading and approval of the Journal of the House of Representatives of the Twenty-Second Day was deferred.

SENATE COMMUNICATIONS

The following communications from the Senate (Sen. Com. No. 11 through 17) were received and announced by the Clerk:

Sen. Com. No. 11, transmitting H.B. No. 470, HD 2, SD 2, entitled: "A BILL FOR AN ACT RELATING TO MINORS," which passed Third Reading in the Senate on February 20, 2024.

Sen. Com. No. 12, transmitting S.B. No. 2240, SD 2, entitled: "A BILL FOR AN ACT RELATING TO ELECTIONS," which passed Third Reading in the Senate on February 20, 2024.

Sen. Com. No. 13, transmitting S.B. No. 2381, SD 2, entitled: "A BILL FOR AN ACT RELATING TO PUBLIC FINANCING FOR CANDIDATES TO ELECTED OFFICE," which passed Third Reading in the Senate on February 20, 2024.

Sen. Com. No. 14, transmitting S.B. No. 2385, SD 1, entitled: "A BILL FOR AN ACT PROPOSING AN AMENDMENT TO ARTICLE VI, SECTION 3 OF THE HAWAII CONSTITUTION TO PLACE PROCEDURAL RESTRICTIONS ON THE TIMING OF JUDICIAL APPOINTMENTS AND CONFIRMATIONS," which passed Third Reading in the Senate on February 20, 2024.

Sen. Com. No. 15, transmitting S.B. No. 2652, SD 1, entitled: "A BILL FOR AN ACT RELATING TO THE BUDGET," which passed Third Reading in the Senate on February 20, 2024.

Sen. Com. No. 16, transmitting S.B. No. 2927, SD 1, entitled: "A BILL FOR AN ACT PROPOSING AN AMENDMENT TO ARTICLE VI, SECTION 3 OF THE HAWAII CONSTITUTION TO MAKE THE SENATE CONFIRMATION PROCESS FOR JUDICIAL APPOINTMENTS MORE UNIFORM," which passed Third Reading in the Senate on February 20, 2024.

Sen. Com. No. 17, transmitting S.B. No. 3289, SD 1, entitled: "A BILL FOR AN ACT RELATING TO TAXATION," which passed Third Reading in the Senate on February 20, 2024.

On motion by Representative Morikawa, seconded by Representative Garcia and carried, the following Senate Bills passed First Reading by title and further action was deferred: (Representatives Amato, Cochran, Gates, Kapela, Nakashima, Perruso, and Woodson were excused.)

S.B. No. 2240, SD 2
S.B. No. 2381, SD 2
S.B. No. 2385, SD 1
S.B. No. 2652, SD 1
S.B. No. 2927, SD 1
S.B. No. 3289, SD 1

Representative Nakamura moved to disagree to the amendments made by the Senate to the following House Bill, seconded by Representative Morikawa and carried: (Representatives Amato, Cochran, Gates, Kapela, Nakashima, Perruso, and Woodson were excused.)

H.B. No. 470, HD 2, (SD 2)

INTRODUCTIONS

The following introductions were made to the members of the House:

Representative Tam introduced Samuel Lopez, director of federal affairs, Building Owners and Managers Association International; and Melissa Pavlicek, executive director, Building Owners and Managers Association Hawai'i.

Representative Evslin introduced members of the Hawai'i Water Safety Coalition: Kalani Vierra, lifeguard chief, Kaua'i Ocean Safety Bureau, and president, Hawaiian Lifeguard Association; Kirsten Hermstad, executive director, Hawaiian Lifeguard Association; Shirley De Rego and Ryder Sansano, Alex and Duke De Rego Foundation; Jessamay Town Homer, coordinator, Hawai'i Water Safety Coalition; and Duane DeSoto and Matt Kauwe, Nā Kama Kai.

Representative Tarnas recognized the De Regos.

Representative Kila recognized Duane DeSoto.

Representative Matsumoto introduced former Representative Andrew McLean of Main, Toll Fellow Alumni, and his family: Jon and Debra Moore, David McLean, and Mary Evans.

At 12:10 p.m., the Chair declared a recess subject to the call of the Chair.

The House of Representatives reconvened at 12:21 p.m.

ORDER OF THE DAY

REPORTS OF STANDING COMMITTEES

Representative Perruso, for the Committee on Higher Education & Technology, presented a report (Stand. Com. Rep. No. 622-24) recommending that S.B. No. 1511, SD 2, as amended in HD 1, pass Second Reading and be referred to the Committee on Finance.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committee was adopted and S.B. No. 1511, SD 2, HD 1, entitled: "A BILL FOR AN ACT RELATING TO THE RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII," passed Second Reading and was referred to the Committee on Finance, with Representatives Amato, Cochran, Gates, Kapela, Perruso, and Woodson being excused.

Representative Tarnas, for the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No. 623-24) recommending that H.B. No. 1915 pass Second Reading and be placed on the calendar for Third Reading.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committee was adopted and H.B. No. 1915, entitled: "A BILL FOR AN ACT RELATING TO THE UNIFORM PROBATE CODE," passed Second Reading and was placed on the calendar for Third Reading, with Representatives Amato, Cochran, Gates, Kapela, Perruso, and Woodson being excused.

Representatives Evslin, Ichiyama, and Tarnas, for the Committee on Housing and the Committee on Water & Land and the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No. 624-24) recommending that H.B. No. 2090, as amended in HD 1, pass Second Reading and be placed on the calendar for Third Reading.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committees was adopted and H.B. No. 2090, HD 1, entitled: "A BILL FOR AN ACT RELATING TO HOUSING," passed Second Reading and was placed on the calendar for Third Reading, with Representatives Amato, Cochran, Gates, Kapela, Perruso, and Woodson being excused.

Representatives Evslin, Ichiyama, and Tarnas, for the Committee on Housing and the Committee on Water & Land and the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No.

625-24) recommending that H.B. No. 1630, as amended in HD 1, pass Second Reading and be placed on the calendar for Third Reading.

Representative Nakamura moved that the report of the Committees be adopted, and that H.B. No. 1630, HD 1 pass Second Reading and be placed on the calendar for Third Reading, seconded by Representative Morikawa.

Representative Ward rose to speak in opposition to the measure, stating:

"Thank you, Mr. Speaker. I rise in strong opposition against 625, HB 1630. Why am I so opposed to this? A couple of reasons. Mr. Speaker, for about the last decade at least, we've had an identity crisis. Sometimes we think that we are Los Angeles, and we can just build and sprawl way out. Or sometimes we think we're Hong Kong and we can build, or maybe not Hong Kong, Singapore, in terms of the Stanley Chang lexicon, that we can just build up or we can build dense. And this is a density build. This bill says we're in favor of Hong Kong.

"Because, Mr. Speaker, this bill says you can build three houses on one lot. Can you imagine three houses on one lot? Now, look, I'm all for ADUs. ADUs says, look, if you can build 800 square feet, you've got a lot that's small, you can actually put another house on. But when it says you can build three houses, we've gone too extreme, Mr. Speaker.

"I want to commend my colleague from the North Shore, they got it right. They said, keep the country, country. We've got to adapt keep Kalihi, Kalihi, keep Kapolei, Kapolei, keep Hawai'i Kai, Hawai'i Kai. Mr. Speaker, I wish to disassociate my name having signed on this and turned out this bill the way it is. Thank you."

Representative Marten rose in opposition to the measure and asked that the remarks of Representative Ward be entered into the Journal as her own, and the Chair "so ordered." (By reference only.)

Representative Quinlan rose to speak in support of the measure, stating:

"In support, Mr. Speaker. I think that the dream of the 5,000 square foot lot with the white picket fence and the standalone home is unfortunately no longer an economic reality for many of the people that we represent. I'm sure that there will be a lot of comments on this bill, but I want to applaud the author for being so bold. Thank you."

Representative Kong rose and asked that the Clerk record an aye vote with reservations for him, and the Chair "so ordered."

Representative Takenouchi rose and asked that the Clerk record a no vote for her, and the Chair "so ordered."

Representative Poepoe rose and asked that the Clerk record an aye vote with reservations for her, and the Chair "so ordered."

Representative Garrett rose and asked that the Clerk record a no vote for him, and the Chair "so ordered."

Representative Hussey-Burdick rose and asked that the Clerk record a no vote for her, and the Chair "so ordered."

Representative Chun rose and asked that the Clerk record an aye vote with reservations for him, and the Chair "so ordered."

Representative Alcos rose and asked that the Clerk record an aye vote with reservations for him, and the Chair "so ordered."

Representative Lamosao rose and asked that the Clerk record an aye vote with reservations for her, and the Chair "so ordered."

Representative Nishimoto rose and asked that the Clerk record a no vote for him, and the Chair "so ordered."

Representative Matayoshi rose and asked that the Clerk record an aye vote with reservations for him, and the Chair "so ordered."

Representative Sayama rose to speak in support of the measure with reservations, stating:

"With reservations and brief comments. Thank you, Mr. Speaker. First, I do want to extend my appreciation to the Housing chair on this measure. Based on the overwhelming supportive testimony it did receive in its one

hearing, it's clear that you did your due diligence on this. However, I do maintain significant reservations about the implications of this measure on my district that is ground zero for monster home issues in Honolulu.

"Mr. Speaker, monster homes describe large developments in residential zoned areas which house multiple tenant residences. While some of these developments abide by city zoning ordinances, many others do not. Bad actors like Christy Zeng Lei, who has recently been found to provide false documentation on a construction of a monster home in Kaimukī.

"My reservation for this measure comes not in its intent to encourage denser housing developments in urban areas, but in the enforcement of the law by the counties. Seeing the many illegal monster homes in my district and across O'ahu, I believe my concerns for a lack of enforcement is well-founded. Even with the recent ruling by the Honolulu Building Board of Appeals that fortunately ordered the demolition of an illegal monster home in Kaimukī, the process took four years of constant advocacy by residents.

"While this recent ruling for Kaimukī and a relatively faster and transparent permit process may indicate improvements in the county's ability to prevent, identify, and penalize bad actors, I am still concerned the changes proposed in this measure would overwhelm an already strained system of enforcement.

"To be clear, I do believe in the intent of the measure, I do believe the state and county should encourage denser housing developments. And I believe that single-family homes in urban settings, no matter how well they served the community in the past, fail to address our housing needs now and for the future. It is because of my beliefs and hope for this change that I only vote with reservation.

"If this measure is to continue further, I hope this body and the public will have ample opportunities to provide testimony as is warranted by a measure that may have broad and serious implications. Thank you."

Representative Kobayashi rose to speak in opposition to the measure, stating:

"Mr. Speaker, in opposition. Mr. Speaker, this is a mystery bill. We don't know many of the details because they are purposely left unspoken. Specifically, this bill revolves around the term 'missing middle housing,' which is defined as an abstract concept. Missing middle housing is defined as 'a new or existing dwelling unit, or a new or existing part of a dwelling unit, that includes a kitchen and bathroom.' We don't know how big it will be. We don't know any details except that this is to be defined later by the counties, the very counties that brought us monster homes for lack of implementation, for lack of enforcement.

"The bill has another feature that talks about any parcel within urban-zoned lands may be subdivided, consolidated, re-subdivided, provided that all resulting parcels are residentially owned and at least 2,000 square feet in area, 'except that a county may by ordinance or rule allow residentially zoned parcels smaller than 2,000 square feet.' Again, the counties have full leeway without any restriction as to determine what, why, how, and how big.

"This bill has a further mystery in that it focuses on one area, urban lands which are residentially zoned. I would say that we need to go all out, full force, on the various, many situations that have caused our housing shortage. We can do denser apartment areas, we can go into commercial mixed use, industrial mixed use, we have unfortunately slowed the pace in which we have converted agricultural lands into urban lands. There was a time when farms existed in Kunia, Waipi'o, Waipahu, Leeward O'ahu, 'Ewa, Central O'ahu, Mililani, even Hawai'i Kai, 'Aina Haina, even Kāhala. All of those lands are now urban.

"I remember Kāne'ōhe being farmland with a taro patch with a water buffalo. And that whole area from Kāne'ōhe to Temple Valley to Kahalu'u is now urban zone. So, there are many opportunities to increase where we build denser.

"This bill affects the people I know best, the people I know longest in my constituency, those who are in single-family homes. I feel obliged to support their views and do not feel good about telling them, I don't care about what your lifestyle is, I don't care about density, I don't care about increased traffic

and parking problems, and I don't care if there's an increase in renters in your area. For these reasons, I'm voting no against this bill."

Representative Quinlan rose to yield his time, and the Chair "so ordered."

Representative Kobayashi continued, stating:

"I would say that we need to focus on the whole spectrum of how to solve our housing crisis, both in urban lands, which are residentially zoned, and all other lands, zoned urban or not. That, I think, is one of the missing components of this attempt.

"The author circulated a summary of this bill saying that HB 1630, quote, allows more homes in exactly the ways we need them. The missing middle of the housing stock, between expensive single-family homes and big apartment buildings. I know that if you want to build less expensive homes, one way would be to look at more apartments, more condos, which are generally considerably cheaper than single-family homes. This changes the focus and says the solution is a single silver bullet affecting only urban homes which are residentially zoned. I think that we need to broaden our scope. And for these reasons, I'm no on this bill and urge others to vote no. Thank you."

Representative Evslin rose to speak in support of the measure, stating:

"Thank you, Mr. Speaker. Thank you, members, for all your comments today. And thank you for all of your feedback over the last few months on this bill. Your comments have certainly made it a better bill, as amended in our joint committee hearing with Water & Land, Judiciary, and Housing. I just want to provide a little bit of context for the rationale behind the bill and explain a bit on what it does.

"For the rationale, the cost of housing in Hawai'i has gone up by 155% since 1984, the year that I was born, and that's adjusted for inflation, so that's over and above the cost increases of all other goods, housing has gone up by 155%. And that's just cost increases for existing homes, this doesn't include new luxury homes coming onto the market and skewing it, this data set is just valuation increases for existing homes.

"And what that means is, if you bought a home in 2012 for \$500,000, that exact same home today would have more than doubled in price, meaning you're making around \$20 an hour at a full-time job at the increasing value of that home. And unlike a full-time job where your labor is providing value to a product or service and people are paying you for that, your house isn't getting any better at sheltering you, it's probably getting worse because it's getting old. That value is based purely on scarcity. We're not building enough homes for our local population here, and so the price of existing homes is going through the roof. And that money does not materialize out of thin air. It's literally a transfer of wealth from my generation. Those who weren't able to afford a home 10, 20, 30 years ago are paying that increasing valuation. And it's having huge impacts on our communities in so many ways.

"As UHERO has shown, more than a third of local residents can't afford the cost of a median priced home in Hawai'i. This is causing mass migration out of Hawai'i, as Civil Beat reported this morning in an article that was titled something like, are local people happier on the mainland? And the subject really was cost of living is cheaper on the mainland and local people are doing better there than they are here, which is tragic.

"This mass outmigration is causing worker shortages across lots of critical industries. Teacher shortages, caregiver shortages, entry-level public-sector jobs. You cannot do any of these jobs and afford a home in Hawai'i. It's causing homelessness. We don't have enough homes, people are homeless. It's a spiral of negative outcomes because of that.

"And then even those who are able to afford a home in Hawai'i are often working two or three jobs just to make it. And two or three jobs means time away from your family, that's increased stress on the family that leads to a host of other negative outcomes. So much of what we spend the time here on the floor talking about, I think is related to the cost of housing, making it, in my opinion, the biggest crisis we face in Hawai'i.

"And why are we building so few homes? Again, as UHERO has shown, Hawai'i has the most regulated housing market in the country by far. And as study after study shows, high amount of zoning regulations and regulatory

burden leads to less housing construction overall, leads to higher market prices for housing. So, in a lot of ways, and I mean this with all due respect to everybody here, to the institution, to everybody working hard to solve this problem. But what we're doing is not working. Me, as the Housing Committee chair, I feel like I'm failing on this front. Me, as a former council member, am failing as we are seeing rapid increases in the price of housing under our watch.

"And maybe if we had \$2 or \$3 billion in this year's budget extra, we could subsidize housing and we could maybe solve the crisis or put a big dent in it. But we don't have \$2 or \$3 billion now, we're never going to have that money to put into housing. And by all means, yes, let's put \$150 million into Rental Housing Revolving Fund. That's going to help people who need it, but that's not going to solve the housing crisis in Hawai'i. To do that we need, in my opinion, regulatory reform and zoning reform, similar to this measure and beyond in other ways.

"And what this measure intends to do is to continue to try and preserve and protect agricultural and conservation-zoned land and to make it easier to build in the urban state land use district as our state land use laws were intended to do. And it does so by essentially legalizing multi-family housing in all residential lots within the urban state land use district, contingent on infrastructure. Right, nobody can build this housing if there isn't available infrastructure."

Representative Tarnas rose to yield his time, and the Chair "so ordered."

Representative Evslin continued, stating:

"And it preserves HRS 46-4, has a number of provisions which gives the counties their zoning powers. The counties, through their land use ordinances, have codified these powers in terms of setback requirements, lot coverage restrictions, floor area restrictions, height restrictions. All of these things control the form of development, the building envelope. None of that changes under this bill at all. Those are all entirely preserved. All this does is ensures that the counties are allowing for, essentially, two extra ADUs on that property, a duplex and an ADU on the house or possibly a triplex, within the existing footprint of the home.

"This bill also ensures that people can split their lots. Smaller lots means smaller home sizes mean cheaper homes. It also would reduce the impact fees for those units to make it easier to build. The intention being, again, legalize multi-family housing, allow people to provide housing, maybe for their aging parents or for their children or just as a rental unit so that they can afford a mortgage, like I do. The only way I can afford a mortgage is I split my home in half, I rent out half of it, I can pay my mortgage, I've increased the supply of rental housing. If we do that enough, we can drive down the market price of housing.

"On its own, this isn't going to solve the housing crisis. But I think if we don't do this, or measures like this, that we don't have a chance of solving the housing crisis. Again, I appreciate the dialog here, I appreciate everybody's continued feedback on the bill, and I appreciate our efforts towards making this a better bill. Thank you, strong support."

Representative Kila rose to speak in support of the measure, stating:

"Thank you, Mr. Speaker. In support. In order to keep Mā'ili, Mā'ili, to keep Nānākuli, Nānākuli, we need to build in areas that there is land available. Mr. Speaker, it was this body that has drawn criticism to our dependance on imported goods, as a previous speaker has alluded to the conversion of ag lands for residential development. How are we to feed our people if we are converting ag lands to housing?

"The average commute to a resident in House District 44 from downtown Honolulu at 5 a.m. is upwards of 70 to 85 minutes on any given day during the workweek. 87-137 Keli'ikipi Street in Wai'anae, Hawai'i, a dilapidated home for sale in Mā'ili, is currently requesting a price of \$540,000 due to the sole fact of home scarcity.

"The urban core benefits from infrastructure that is available to them, that was unfortunately not planned and developed in our rural areas. When we have several hundred homes in House District 44 that cannot even hook up to sewer to convert their cesspool for one, the cost, and two, the poor planning, the sprawl and push out of the urban core has started to push out

the community members who make rural communities like my district special.

"I cannot keep Mā'ili, Mā'ili or Nānākuli, Nānākuli when the residents who contribute to the character and makeup of my community are living in sprawls and heightened numbers. And if someone comes in to take their place, we lose the character and identity of our rural communities. So, for those reasons alone, I support this measure. *Mahalo*."

Representative Ward rose to respond, stating:

"Thank you, Mr. Speaker. Second time in opposition. First request is, may the good representative from Diamond Head, his comments be entered into the Journal as my own," and the Chair "so ordered." (By reference only.)

Representative Ward continued, stating:

"And he reminded me, and first I want to appreciate the chair very sincerely, very passionately, and objectively, except for missing a few things, has pleaded his case. But for all of us in this body who, for the last two sessions, have had a new anti-tourism, anti-HTA, anti-let's not get our neighborhoods bogged down with Airbnb. If we think that this bill is not going to, when you got three units on your house, and by the way, we have the smallest units in the United States, this is Peter Savio and not me talking. If we have the smallest units and we put two more on our existing lots, for sure we're going to get more Airbnb.

"So, if we want our neighborhoods to get more crowded, more traffic, more noise, here's this red carpet to put out and say, *e komo mai*, Airbnb, which we've spoken against for so long. Let's know that unintended consequences are almost normal when you get bills this easily opening the spigot. Thank you, Mr. Speaker."

Representative Marten rose to respond, stating:

"Again, in opposition. I've been worried about this bill since the first time I saw it because my constituents are very concerned about what they call monster houses. And something that would allow three different residences on a single lot, started out as four, that means five unrelated adults can live in each one. You can have 15 unrelated adults, plus their families, living on a single lot. It gets very crowded, it changes the character of the neighborhood.

"The other thing it does is it will increase our prices. Because now investors who want to rent can come and buy properties, just as we saw that same price pressure with vacation rentals when they were so unregulated, or still are. If you know you can have an income stream off your property through multiple rentals, you'll pay more for it. And in my district, people don't only have the dream of being renters, they dream of one day being homeowners. And that price will increase the cost for everyone.

"In addition, those that do not want to build additional properties on their house and do not want to have rentals, their property values will increase along with their neighbors and their property taxes will go up. We just had a reassessment in property taxes, which upset a lot of people in my district. And this would cause a further increase in value, which people that just want to live there aren't able to capture that value, but they do have to pay the increased taxes.

"So, these are among the reasons that I think the way to address this problem is not through this particular measure, but rather looking at our true urban core to keep moving towards a more walkable lifestyle where people don't need to each own a car, whereas this does not do that. Thank you."

Representative Kobayashi rose to respond, stating:

"Mr. Speaker, again in opposition. This bill, as I said earlier, is a mystery bill. It does not allow two more homes to be built. Specifically, it says not allowing two or more missing middle homes to be built. So, we don't know where there is a cut off, whether it's two more homes or three more homes or four more homes. That is all to be decided later, and it will be decided by a group of people who I frankly do not have much faith in.

"We have been told by Honolulu DPP, Department of Planning and Permitting, that monster homes should not exist, that the current laws prohibit monster homes, prohibit homes with three kitchens, prohibit homes

with 15 bedrooms, but we have them aplenty. The implementation, the enforcement behind our current laws are unfortunately lacking, and I have no reason to believe that they will be drastically improved instantly or quickly through our county government. So, again, I am in opposition. Thank you."

Representative Todd rose to speak in support of the measure, stating:

"In support. I just wanted to thank the committees who heard this prior for their efforts, particularly the Housing chair for taking a bold approach. I think it's pretty clear that as the session goes on, should this see action after today, that maybe there's an opportunity to fine tune some things. But I'm very supportive of the approach.

"I think we all should recognize that the state's a very diverse place geographically. In our area, the Hilo, Puna, East Hawai'i area as an example, we approved all of this development out in Puna, well before our lifespans actually, which makes me feel good, but it probably shouldn't have happened. And that's kind of the sprawl that we're trying to prevent is now we have these massive infrastructure problems, massive traffic issues, because they approved the development of 30, 40, 50,000, one to three-acre lots. And that's the kind of sprawl that could potentially be prevented if we better utilize our urban lands.

"But I do recognize that there are areas where this may be impractical. So, I'm hopeful that as it proceeds, we'll kind of fine tune some of those things and eliminate some of the potential unintended consequences. But beyond that, I think the state is bad at a lot of things. And I think being here, we all recognize that there are areas where the Legislature has historically failed. But I think we do need to recognize that one of the reasons we're in this place is that the counties have spectacularly failed to manage housing policy. And I think it is the time for the state to take a more active role in housing policy where necessary to set broader policy that the counties should adhere to.

"Just as an example, when talking about the property tax issue specifically, on Hawai'i County, that would not be a problem, because we cap the increase in property tax at, I think, 3% per year for a single-family home. So, valuations do not impact property tax growth for single-family owner-occupant households. It's a very simple fix, and Honolulu City and County could very easily implement that if they chose to, but they haven't.

"So, just in support of this approach and hoping we can work things out so that everyone feels a little bit more comfortable down the road. Thank you."

Representative Matayoshi rose to respond, stating:

"Thank you, Mr. Speaker. Still with reservations. I do want to thank the bill's introducer and the Housing chair for starting this discussion. I think it's worth looking into. One of the reasons why I'm voting with reservations right now is because I want to see the conversation go forward. I want to see if we do pass it on to the Senate, what discussions and changes happen in the Senate, and then see the final bill before we vote on it.

"The splitting of lots gives me a lot of trepidation. And I've had discussions with the Housing chair, who, to his credit, reached out to me to have a very reasonable discussion on this. I think that it will change the character of neighborhoods, or at least has the potential to do so. There's a lot been said about how many houses are allowed on one lot. But what concerns me more is what I see in my neighborhoods, where a developer will come in, buy one lot, subdivide it, and build two huge houses on it. If this is allowed to be kind of a blanket rule, I am afraid of what's going to happen to our neighborhoods.

"As for solving the housing crisis going forward, I'm just not sure this is the right approach. I'm not set against it necessarily yet, but I really think that if we need more housing, transit-oriented development is the way to go, at least on O'ahu. Building high density housing near rail stations, where we don't need a lot of parking, for kind of lower-income, middle-income families to not have to have cars and still have that ability to get to work, I think that's the way to go forward. And I'd love to see us pushing that here. But obviously I welcome the discussion and I look forward to seeing this bill as it moves. Thank you."

Representative Kitagawa rose to speak in support of the measure, stating:

"Thank you, Mr. Speaker. In support. Can I have the words of the Housing chair adopted as my own and also make a few comments," and the Chair "so ordered." (By reference only.)

Representative Kitagawa continued, stating:

"Thank you. So, I think that I recognize all of the concerns that are shared. And I thank the Housing chair for starting this conversation because I think it is an important conversation to have when so many in our communities are looking for housing, for affordable housing. We are losing generations because there is a lack of housing.

"So, I see this bill not as just a bill who is going to bring in tourists or short-term rentals, but I see this as an opportunity to bring people's children home, to bring people's grandchildren home. To be able to build another unit on your property easier so that your family can be together instead of moving to the mainland. And that, for me, is something that my community has been asking for. When I go door to door, people say the concern is that my grandchildren are no longer here, my children moved away to the mainland, I can't see my grandchildren anymore. But this bill starts the conversation to be able to look at how do we encourage multigenerational family housing in our communities? How do we bring our local people home so that there is a place to live that is affordable?

"So, I appreciate the concerns that are shared, but I also just want to note that we're talking about local people. We're not just talking about tourists who are going to come and stay in our neighborhoods. And I also want to highlight that it's important that we keep our ag lands and our preservation lands, ag and preservation. People are currently purchasing preservation land to try to go and change it into residential lots, and that is unacceptable, especially for the community that I represent. And so, I just feel like it's important that we focus on housing where it's supposed to be, and that we preserve and save our ag lands and our preservation lands. Thank you very much."

Representative Matsumoto rose in support of the measure and asked that the remarks of Representatives Evslyn and Kitagawa be entered into the Journal as her own, and the Chair "so ordered." (By reference only.)

Representative Ganaden rose to speak in support of the measure, stating:

"In support, Mr. Speaker. May I have the words of the Housing chair as well as the chair of Transportation inserted into the Journal as if they were my own," and the Chair "so ordered." (By reference only.)

Representative Ganaden continued, stating:

"With brief comment. Mr. Speaker, I think that when we are discussing building around TOD areas of the urban core, you're talking about urban Honolulu, the kind of neighborhood that I represent.

"I think that, in listening to the intelligent and civil debate that we've had here today, this might be shaping up into a conversation between districts that have Title I schools, that have lower socioeconomic communities, working class communities, versus those that have more, I guess, white collar, established communities. I'm hoping that's not how it is as we continue to debate this and converse about this.

"I'm hoping that my colleagues here continue to support the Housing chair in his efforts to bring forth this important conversation and to continue to consider sharing the burden of housing local people. Thank you."

Representative Garcia rose and asked that the Clerk record a no vote for him, and the Chair "so ordered."

Representative Tam rose to speak in support of the measure, stating:

"Thank you, Mr. Speaker. In support. And can I have the words from the representative from Kāne'ohe and the Housing chair's words inserted into the Journal as if they were my own, and a brief comment," and the Chair "so ordered." (By reference only.)

Representative Tam continued, stating:

"Thank you. I have gone door to door in my district, and we are a very dense and very urban district. And affordable housing continues to be one of the top issues that they bring up to me, even though they are living in a

dense area. What I can acknowledge is that we have not done enough to ensure that our local families have a place to live and have a shelter over their heads. I'm hoping that this bill will at least begin the conversations for us to really take affordable housing seriously. Thank you."

Representative Souza rose to speak in support of the measure, stating:

"In strong support, Mr. Speaker. And can I please have the words of the vice chair of Finance, the Housing chair, and the representative from Kalihi inserted into the Journal as my own," and the Chair "so ordered." (By reference only.)

The motion was put to vote by the Chair and carried, and the report of the Committees was adopted and H.B. No. 1630, HD 1, entitled: "A BILL FOR AN ACT RELATING TO URBAN DEVELOPMENT," passed Second Reading and was placed on the calendar for Third Reading, with Representatives Alcos, Chun, Kong, Lamosao, Matayoshi, Poepoe, and Sayama voting aye with reservations, with Representatives Garcia, Garrett, Hussey-Burdick, Kobayashi, Marten, Nishimoto, Takenouchi, and Ward voting no, and with Representatives Amato, Cochran, Gates, Kapela, Perruso, and Woodson being excused.

SUSPENSION OF RULES

On motion by Representative Morikawa, seconded by Representative Garcia and carried, the rules were suspended for the purpose of considering certain House Bills for Third Reading by consent calendar. (Representatives Amato, Cochran, Gates, Ichiyama, Kapela, Perruso, and Woodson were excused.)

REPORTS OF STANDING COMMITTEES

Representative Perruso, for the Committee on Higher Education & Technology, presented a report (Stand. Com. Rep. No. 626-24) recommending that H.B. No. 1588, HD 1 pass Third Reading.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committee was adopted and H.B. No. 1588, HD 1, entitled: "A BILL FOR AN ACT RELATING TO THE LABOR EDUCATION ADVISORY COUNCIL," passed Third Reading by a vote of 44 ayes, with Representatives Amato, Cochran, Gates, Ichiyama, Kapela, Perruso, and Woodson being excused.

Representative Tarnas, for the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No. 627-24) recommending that H.B. No. 1650, HD 1 pass Third Reading.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committee was adopted and H.B. No. 1650, HD 1, entitled: "A BILL FOR AN ACT RELATING TO THE BOARD OF EDUCATION," passed Third Reading by a vote of 44 ayes, with Representatives Amato, Cochran, Gates, Ichiyama, Kapela, Perruso, and Woodson being excused.

Representative Tarnas, for the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No. 628-24) recommending that H.B. No. 1642, HD 1 pass Third Reading.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committee was adopted and H.B. No. 1642, HD 1, entitled: "A BILL FOR AN ACT RELATING TO GENERAL EMPLOYEE ORIENTATION," passed Third Reading by a vote of 44 ayes, with Representatives Amato, Cochran, Gates, Ichiyama, Kapela, Perruso, and Woodson being excused.

Representative Tarnas, for the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No. 629-24) recommending that H.B. No. 2343, HD 1 pass Third Reading.

On motion by Representative Nakamura, seconded by Representative Morikawa and carried, the report of the Committee was adopted and H.B. No. 2343, HD 1, entitled: "A BILL FOR AN ACT RELATING TO ENFORCEMENT OF ORDERS OF WAGE PAYMENT," passed Third Reading by a vote of 44 ayes, with Representatives Amato, Cochran, Gates, Ichiyama, Kapela, Perruso, and Woodson being excused.

At 12:56 p.m., the Chair noted that the following bills passed Third Reading:

H.B. No. 1588, HD 1
 H.B. No. 1650, HD 1
 H.B. No. 1642, HD 1
 H.B. No. 2343, HD 1

Representative Nakashima, for the Committee on Consumer Protection & Commerce, presented a report (Stand. Com. Rep. No. 630-24) recommending that H.B. No. 1578, HD 1, as amended in HD 2, pass Third Reading.

By unanimous consent, consideration of Stand. Com. Rep. No. 630-24 on H.B. No. 1578, HD 2, was deferred and in accordance with Article III, Section 15 of the Constitution of the State of Hawai'i, printed copies of H.B. No. 1578, HD 2, were made available to the Members of the House.

Representative Tarnas, for the Committee on Judiciary & Hawaiian Affairs, presented a report (Stand. Com. Rep. No. 631-24) recommending that H.B. No. 1922, HD 1, as amended in HD 2, pass Third Reading.

By unanimous consent, consideration of Stand. Com. Rep. No. 631-24 on H.B. No. 1922, HD 2, was deferred and in accordance with Article III, Section 15 of the Constitution of the State of Hawai'i, printed copies of H.B. No. 1922, HD 2, were made available to the Members of the House.

ANNOUNCEMENTS

Representative Aiu: "Thank you, Mr. Speaker. I'd just like to request a brief moment of silence today to recognize or to commemorate the life of Emme Tomimbang. A graduate of Farrington High School, Leeward Community College, and University of Hawai'i at Mānoa, Emme's educational background laid a strong foundation for her illustrious career.

"She was a pioneer in highlighting the diverse narratives within Hawai'i, from the rich history of the Hawai'i Filipino community to profiles of influential figures across the islands and beyond. Emme's passion for storytelling took her around the world, yet her heart remained deeply rooted in Hawai'i, always aiming to promote a sense of place and the unique culture of her home state.

"Her contributions were recognized with numerous accolades, including Telly Award for her biography of President Barack Obama. Emme's dedication for her work and her community was evident in her work, such as with her documentary, *Mabuhay with Aloha*, which celebrated the Hawai'i Filipino Centennial, and her efforts to educate and inspire through lectures at the Philippine universities. Thank you, Mr. Speaker."

Vice Speaker Ilagan: "Thank you. Members, we will be taking a moment of silence after adjournment."

Representative Ward: "Thank you, Mr. Speaker. This is more of a heads up than an announcement. There's a bit of confusion regarding a rally for the country of Ukraine in its second-year anniversary of the war. It's supposed to be at 4:30 p.m., and there doesn't seem to be a confirmation that's out, but there was an email that said there is going to be one.

"So, please have a peek out your door at 4:30 p.m. If the Ukrainians show up, please do. You don't have to wear a pin or a flag, but show support for what otherwise is a grueling, grueling war that hopefully is going to show that freedom and democracy prevails against Putin, who unfortunately just murdered Navalny and his biggest political opponent. Having said that, 4:30 p.m., just a heads up. Thank you, Mr. Speaker."

Representative Lamosao: "Mr. Speaker, I respectfully ask for a moment of silence to commemorate the life of Cranston Pia, beloved father, son, husband, brother, friend, and rancher who tragically passed away over the weekend following an incident on his Mākaha ranch. My heartfelt condolences are extended to his wife Kristen and daughter Keely, and the entire Pia and Hanabusa families during this difficult time. *Mahalo.*"

Vice Speaker Ilagan: "Thank you. We'll also do that same request after adjournment."

ADJOURNMENT

At 1:00 p.m., on motion by Representative Morikawa, seconded by Representative Garcia and carried, the House of Representatives adjourned until noon Thursday, February 29, 2024. (Representatives Amato, Cochran, Gates, Ichiyama, Kapela, Perruso, and Woodson were excused.)

HOUSE COMMUNICATIONS

House Communication dated February 21, 2024, from Brian L. Takeshita, Chief Clerk of the House of Representatives, to the Honorable President and members of the Senate, informing the Senate that the House has disagreed to the amendments made by the Senate to the following measure:

H.B. No. 470, HD 2, SD 2