

STAND. COM. REP. NO. 1236

Honolulu, Hawaii

MAR 25 2021

RE: H.B. No. 502
H.D. 2
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Water and Land, to which was referred H.B. No. 502, H.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO RURAL DISTRICTS,"

begs leave to report as follows:

The purpose and intent of this measure is to authorize the counties to allow dwellings on each quarter acre, rather than half-acre, of lands in rural districts; provided that the dwellings are consistent with the county general plan and community development plans.

Your Committee received testimony in support of this measure from the Hawai'i Association of REALTORS. Your Committee received comments on this measure from the Department of Agriculture.

Your Committee finds that Hawaii faces numerous affordable housing challenges, including land and infrastructure costs, funding, and regulation and permitting. According to the Department of Business, Economic Development, and Tourism's 2019 report on Housing Demand in Hawaii, the State needs up to 46,000 housing units to meet anticipated demand by 2030. This measure represents a creative approach to address Hawaii's housing supply crisis.

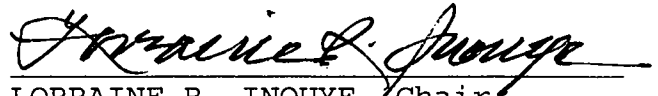
Your Committee has amended this measure by:



- (1) Making it effective upon its approval; and
- (2) 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 Water and Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 502, H.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 502, H.D. 2, S.D. 1, and be referred to your Committees on Ways and Means and Judiciary.

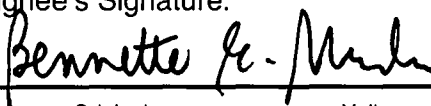
Respectfully submitted on
behalf of the members of the
Committee on Water and Land,


LORRAINE R. INOUYE, Chair



The Senate
 Thirty-First Legislature
 State of Hawai'i

Record of Votes
Committee on Water and Land
WTL

Bill / Resolution No.:*	Committee Referral:	Date:		
HB 502, HD 2	WTL, WAM/JDC	3/19/2021		
<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
INOUYE, Lorraine R. (C)	✓			
KEITH-AGARAN, Gilbert S.C. (VC)	✓			
MISALUCHA, Bennette E.	✓	Pm		
RIVIERE, Gil		M	✓	
FEVELLA, Kurt	✓			
TOTAL	4		1	
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
				
Distribution:				
Original File with Committee Report	Yellow Clerk's Office	Pink Drafting Agency	Goldenrod Committee File Copy	

*Only one measure per Record of Votes