

STAND. COM. REP. NO.

1416

Honolulu, Hawaii

MAR 30 2021

RE: S.R. No. 3

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

Sir:

Your Committees on Housing and Public Safety,
Intergovernmental, and Military Affairs, to which was referred
S.R. No. 3 entitled:

"SENATE RESOLUTION REQUESTING THE COUNTIES TO STUDY HOW
INCLUSIONARY ZONING IMPACTS HOUSING SUPPLY,"

beg leave to report as follows:

The purpose and intent of this measure is to request the
counties to study how inclusionary zoning impacts housing supply.

Your Committees received testimony in support of this measure
from the Building Industry Association Hawaii.

Your Committees find that inclusionary zoning is a housing
policy that requires a certain percentage of units in new
residential developments to be priced as "affordable housing" for
buyers with low to moderate income levels. This policy gained
traction in the 1970s and today is an increasingly popular method
of producing affordable homes through the private market. Despite
the increase in popularity over the years, questions remain over
the effectiveness of inclusionary zoning policies. A 2016 study
by the Turner Center for Housing Innovation at the University of
California, Berkley, estimated that a new inclusionary zoning
policy in the city of Oakland, California, would lead to a six to
twelve percent reduction in total housing unit production than if
the zoning policy did not exist. Furthermore, the same study
estimated that the inclusionary zoning policy would reduce



government revenue from taxes and fees by between six to nineteen percent. Due to Hawaii's continuing housing crisis and the urgent need for more housing units throughout the State, it is vitally important to understand the impacts of inclusionary zoning policies on the housing market. This measure requests the counties to study inclusionary zoning and its effects on housing supply in the State.

As affirmed by the records of votes of the members of your Committees on Housing and Public Safety, Intergovernmental, and Military Affairs that are attached to this report, your Committees concur with the intent and purpose of S.R. No. 3 and recommend its adoption.

Respectfully submitted on
behalf of the members of the
Committees on Housing and
Public Safety,
Intergovernmental, and Military
Affairs,


CLARENCE K. NISHIHARA, Chair


STANLEY CHANG, Chair



The Senate
Thirty-First Legislature
State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* <div style="font-size: 1.5em; font-family: cursive;">SR 3</div>	Committee Referral: <div style="font-size: 1.5em; font-family: cursive;">HOU/PSM</div>	Date: <div style="font-size: 1.5em; font-family: cursive;">3/25/21</div>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, unamended 2312 </div> <div style="text-align: center;"> <input type="checkbox"/> Pass, with amendments 2311 </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310 </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313 </div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
KANUHA, Dru Mamo (VC)	✓			
MORIWAKI, Sharon Y.	✓			
RHOADS, Karl	✓			
FEVELLA, Kurt				✓
TOTAL	4			1
Recommendation: <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted </div>				
Chair's or Designee's Signature: <div style="font-size: 2em; font-family: cursive; margin-left: 50px;">DK</div>				
<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div>Distribution:</div> <div>Original</div> <div>Yellow</div> <div>Pink</div> <div>Goldenrod</div> </div> <div style="display: flex; justify-content: space-between; font-size: 0.7em; margin-top: 5px;"> <div>File with Committee Report</div> <div>Clerk's Office</div> <div>Drafting Agency</div> <div>Committee File Copy</div> </div>				

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

The Senate
Thirty-First Legislature
State of Hawai'i

Record of Votes
Committee on Public Safety, Intergovernmental, and Military Affairs
PSM

Bill / Resolution No.:* SR3	Committee Referral: How (PSM)	Date: 3/25/2021		
<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 checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
NISHIHARA, Clarence K. (C)	/			
ENGLISH, J. Kalani (VC)				/
BAKER, Rosalyn H.	/			
RIVIERE, Gil	/			
FEVELLA, Kurt				/
TOTAL	3	-	-	2
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				

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