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STAND. COM. REP. NO. **50**

Honolulu, Hawaii FEB 0 8 , 2022

RE: H.B. No. 1836 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2022 State of Hawaii

Sir:

Your Committees on Housing and Water & Land, to which was referred H.B. No. 1836 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose of this measure is to expedite the development of affordable housing by:

- Establishing expedited county approvals by the appropriate county land use decision-making authority for district boundary amendments for affordable housing projects on land areas of fifteen acres or less; and
- (2) Requiring consultation with the Hawaii Community Development Authority for affordable housing projects developed in designated community development districts.

Your Committees received testimony in support of this measure from the Office of Planning and Sustainable Development, Hawaii Community Development Authority, Building Industry Association of Hawaii, and two individuals. Your Committees received testimony in opposition to this measure from a member of the Maui County Council and from the City and County of Honolulu Department of Planning and Permitting.

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Your Committees find that existing law establishes a fortyfive day entitlement approval process for affordable housing projects seeking district boundary amendments from the State Land Use Commission or county approvals and exemptions relating to planning, zoning, subdivision construction standards, land development and improvement, or construction of dwelling units. However, the existing law does not address boundary amendment applications for certain parcels of land of fifteen acres or less that are submitted to county agencies rather than to the State Land Use Commission. This measure seeks to expedite the approval process for district boundary amendments for affordable housing by the counties to address the urgent affordable housing needs felt throughout the State.

Your Committees have amended this measure by:

- (1) Allowing district boundary changes involving land areas of fifteen acres or less to be approved, approved with modification, or disapproved by resolution by the legislative body of the county in which the housing project is to be situated, rather than by the appropriate county land use decision making authority of the county in which the project is located;
- (2) Changing the effective date to July 1, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing and Water & Land that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1836, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1836, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.





Respectfully submitted on behalf of the members of the Committees on Housing and Water & Land,

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NADINE K. NAKAMURA, Chair

DAVID A. TARNAS, Chair



State of Hawaii

House of Representatives The Thirty-first Legislature

Record of Votes of the Committee on Housing

Bill/Resolution No.: HB1836 HSG/WAL, CPC, FIN Date: 2/3/22							
The committee is reconsidering its previous decision on the measure.							
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit) 							
HSG Members	Ayes	Ayes (WR)	Nays	Excused			
1. NAKAMURA, Nadine K. (C)							
2. HASHIMOTO, Troy N. (VC)							
3. AQUINO, Henry J.C.							
4. CLARK, Linda			in and dependent of the second se				
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5. ILAGAN, Greggor			n in statistic	n an chuid an t-bha ailte			
		generalise en					
6. KITAGAWA, Lisa							
7. LoPRESTI, Matthew S.	i i se	ale tradición de la contra de la	and the product of the state of				
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8. TAKUMI, Roy M.			مېرىنى مىلىنى بىرى يې				
9. McDERMOTT, Bob				v			
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The recommendation is: Image: Adopted in the community of the							
Vice Chair's or designee's signature:							
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State of Hawaii

House of Representatives The Thirty-first Legislature

Record of Votes of the Committee on Water & Land

Bill/Resolution No.: Commi HB1836 HSG	ttee Referral: WAL, CPC, F	FIN Date:	2/3/2022			
The committee is reconsidering its previous decision on the measure.						
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit) 						
WAL Members	Ayes	Ayes (WR)	Nays	Excused		
1. TARNAS, David A. (C)						
2. BRANCO, Patrick Pihana (VC)			and waters a star of the star star and a			
3. GANADEN, Sonny		n an				
4. KOBAYASHI, Bertrand						
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5. KONG, Sam Satoru						
6. MORIKAWA, Dee			Nichten ein der Pfillium.	<u>o stata na 200</u>		
7. OHNO, Takashi			nen eta alta optimistikan distante eta den	na ar in the an Angele and Angele		
8. McDERMOTT, Bob						
TOTAL (8)	7			1		
The recommendation is: Image: Adopted is a committee accommon sector of the common						
Vice Chair's or designee's signature:						
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