STAND. COM. REP. NO. 1799 -22

Honolulu, Hawaii

MAR 24 ' 2022

RE: S.B. No. 2922

S.D. 2 H.D. 2

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

Sir:

Your Committee on Water & Land, to which was referred S.B. No. 2922, S.D. 2, H.D. 1, entitled:

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

begs leave to report as follows:

The purpose of this measure is to:

- (1) Authorize the counties to adopt ordinances that allow up to one house per quarter-acre in rural districts; and
- (2) Require the Office of Planning and Sustainable
 Development to conduct a study to refine rural district
 policies, make recommendations to facilitate the
 reclassification of lands from the agricultural district
 to the rural district, and submit reports to the
 Legislature.

Your Committee received testimony in support of this measure from the Office of Planning and Sustainable Development and Hawai'i Association of REALTORS®. Your Committee received testimony in opposition to this measure from Kūpuna for the Moʻopuna and two individuals. Your Committee received comments on this measure from the Department of Budget and Finance, Department of

Agriculture, Hawai'i Farm Bureau, and Grassroot Institute of Hawaii.

Your Committee finds that this measure will help to alleviate the dire shortage of affordable housing in the State by permitting the counties to increase density in state-designated rural districts.

Your Committee has amended this measure by:

- (1) Changing the effective date of sections 4 to 7, relating to the rural district study and reports, to July 1, 2022;
- (2) Changing the effective date of sections 2 and 3, relating to the quarter-acre residential density provisions, to July 1, 2023; and
- (3) 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. 2922, S.D. 2, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as S.B. No. 2922, S.D. 2, H.D. 2.

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

DAVID A. TARNAS, Chair

State of Hawaii House of Representatives The Thirty-first Legislature

HSCR1299-22

Record of Votes of the Committee on Water & Land

	e Referral: AL, FIN	Date	3/22/2	022
☐ The committee is reconsidering its previous decision on the measure.				
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) 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)	V			Single Company
2. BRANCO, Patrick Pihana (VC)	V			
3. GANADEN, Sonny				
4. KOBAYASHI, Bertrand	V			
5. KONG, Sam Satoru				
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6. MORIKAWA, Dee		Streaming and a market of the stream of the	nem en sein assum en en er	
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7. OHNO, Takashi				
8. McDERMOTT, Bob				
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