

Honolulu, Hawaii

FEB 16 2022

RE: S.B. No. 2922  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-First State Legislature  
Regular Session of 2022  
State of Hawaii

Sir:

Your Committees on Housing and Government Operations, to which was referred S.B. No. 2922 entitled:

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

beg leave to report as follows:

The purpose and intent of this measure is to authorize the counties to adopt ordinances that allow up to one dwelling per quarter-acre in rural districts.

Your Committees received testimony in support of this measure from the Planning Department of the County of Hawai'i, Hawai'i Association of REALTORS, and one individual. Your Committees received comments on this measure from the Office of Planning and Sustainable Development and the Department of Agriculture.

Your Committees find that the State faces a severe shortage of housing. Allowing counties to increase density in rural districts offers a mechanism for providing more housing at lower costs. However, it is also important that the State avoid urban and suburban sprawl to the extent possible. This measure authorizes counties to increase density and rural areas but also highlights the need for greater understanding of the potential for urban and suburban sprawl. Your Committees received testimony from the Office of Planning and Sustainable Development, which noted that S.B. No. 2766, Regular Session of 2022, proposes that



the Office of Planning and Sustainable Development perform a study that aligns with the purpose and intent of this measure.

Accordingly, your Committees have amended this measure by:

- (1) Incorporating the contents of S.B. No. 2766, which:
  - (A) Directs the Office of Planning and Sustainable Development to conduct a study of rural district land use laws;
  - (B) Directs the Office Planning and Sustainable Development to coordinate with other departments and agencies, and community stakeholders to conduct the study;
  - (C) Requires the Office of Planning and Sustainable Development to report to the Legislature on its findings and recommendations; and
  - (D) Appropriates funds to the Department of Business, Economic Development, and Tourism; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Housing and Government Operations that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2922, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2922, S.D. 1, and be referred to your Committees on Ways and Means and Water and Land.

Respectfully submitted on  
behalf of the members of the  
Committees on Housing and  
Government Operations,



SHARON MORIWAKI, Chair



STANLEY CHANG, Chair



The Senate  
 Thirty-First Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Housing**  
**HOU**

Bill / Resolution No.:*	Committee Referral:	Date:		
SIB 2922	HOU/GVO, WAM/WTL	2/3/22		
<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
CHANG, Stanley (C)	✓			
KANUHA, Dru Mamo (VC)	✓			
MORIWAKI, Sharon Y.	✓			
RHOADS, Karl		✓		
FEVELLA, Kurt	✓			
<b>TOTAL</b>	4	1		
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
<b>Distribution:</b> Original    Yellow    Pink    Goldenrod File with Committee Report    Clerk's Office    Drafting Agency    Committee File Copy				

\*Only one measure per Record of Votes

The Senate  
 Thirty-First Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Government Operations**  
**GVO**

Bill / Resolution No.:*	Committee Referral:	Date:
SB 2922	HOU (GVO, WAM/WTL)	02/03/22

The Committee is reconsidering its previous decision on this measure.  
 If so, then the previous decision was to: \_\_\_\_\_

The Recommendation is:

Pass, unamended 2312     
  Pass, with amendments 2311     
  Hold 2310     
  Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
MORIWAKI, Sharon Y. (C)	X			
DELA CRUZ, Donovan M. (VC)	X			
CHANG, Stanley	X			
GABBARD, Mike	X			
FEVELLA, Kurt	X			
<b>TOTAL</b>	5			

Recommendation:     
 Adopted     
 Not Adopted

Chair's or Designee's Signature:

Distribution:     
Original     
Yellow     
Pink     
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