

JAN 26 2022

A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. This Act shall be known as the "Yes In My
2 Backyard Act".

3 SECTION 2. The legislature finds that the *Measuring*
4 *Housing Demand in Hawaii, 2015-2025* report published by the
5 department of business, economic development, and tourism in
6 March 2015 finds that, based in part on the State's population
7 growth, the projected statewide demand for residential housing
8 was between 64,700 and 66,000 units. Although the department
9 finds that population growth in the State has slowed since the
10 2015 report, in the *Hawaii Housing Demand: 2020-2030* report,
11 published in December 2019, the department still projects that
12 an additional 36,155 units will be needed between 2020 and 2030.

13 The legislature further finds that "yes in my backyard"
14 legislation, aimed at increasing housing by reducing
15 administrative barriers and encouraging the adoption of more
16 flexible zoning and regulatory policies, has been enacted in
17 Oregon and California. Similar legislation aimed at increasing



1 transparency and tracking discriminatory land use policies was
2 co-introduced on the federal level by Senator Brian Schatz in
3 May 2021.

4 The purpose of this Act is to encourage the counties to
5 adopt zoning and regulatory policies that allow for greater
6 housing opportunities for residents at all income levels by
7 requiring an annual report to the legislature on the counties'
8 efforts in reducing or removing certain regulatory barriers.

9 SECTION 3. Chapter 46, Hawaii Revised Statutes, is amended
10 by adding a new section to be appropriately designated and to
11 read as follows:

12 "§46- Yes in my backyard; removing barriers to housing
13 development. (a) Each county shall submit a report to the
14 legislature on how the county has provided greater opportunities
15 for residents at all income levels to obtain housing by reducing
16 or removing regulatory or zoning barriers to housing. The
17 report shall include the county's efforts in the following
18 areas:

19 (1) Allowance of multifamily development in retail and
20 commercial zones;



- 1 (2) Conversion of office units and commercial space to
- 2 apartments and multifamily uses;
- 3 (3) Promotion of a range of housing types in areas zoned
- 4 for single family homes;
- 5 (4) Reducing minimum lot size for housing uses;
- 6 (5) Streamlining the permit process and timelines;
- 7 (6) Establishing density bonuses; and
- 8 (7) Conversion of vacant or underutilized county land for
- 9 affordable housing.
- 10 (b) The report shall be submitted to the legislature no
- 11 later than twenty days prior to the convening of each regular
- 12 session beginning with the regular session of 2023."

13 SECTION 4. New statutory material is underscored.

14 SECTION 5. This Act shall take effect upon its approval.

15

INTRODUCED BY: DKA



S.B. NO. 3301

Report Title:

Counties; Zoning; Housing; Yes In My Backyard; Report

Description:

Requires each county to provide an annual report to the legislature on the county's efforts at reducing zoning and regulatory barriers to housing development.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

