

STAND. COM. REP. NO.

156

Honolulu, Hawaii

FEB 07 , 2023

RE: H.B. No. 814
H.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-Second State Legislature
Regular Session of 2023
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 814
entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING,"

begs leave to report as follows:

The purpose of this measure is to require the counties to
adopt ordinances by July 1, 2024, to allow religious institutions,
educational institutions, and medical institutions to build
housing units on land that the institutions own for purchase in
fee simple or use by the institutions, their employees, or their
contractors, regardless of zoning restrictions.

Your Committee received testimony in support of this measure
from one member of the Maui County Council and one individual.
Your Committee received comments on this measure from the
Grassroot Institute of Hawaii.

Your Committee finds that zoning plays an important role in
increasing the housing supply of the State. Your Committee
believes that creative solutions are needed so that the State can
streamline building permit approvals for new housing. This
measure attempts to address the housing shortage by providing the
counties flexibility to consider creative solutions by allowing
certain institutions to develop housing units on their lands for
purchase in fee simple or use by the institutions.

2023-1261 HB814 HD1 HSCR HMSO



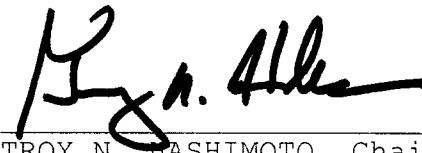
Your Committee notes that it is the intent of this measure to address the lack of affordable housing by allowing certain institutions to build on housing units by right on land they may own; however, your Committee does not intend to allow these institutions to utilize this measure as a means for profit. Your Committee believes that it would benefit the State more if these institutions were required to retain any property developed under this measure to increase the availability of affordable housing in the State.

Your Committee has amended this measure by:

- (1) Providing that an institution that develops a housing unit pursuant to this measure shall retain that housing unit for thirty years prior to offering the housing unit for sale;
- (2) Changing the effective date to June 30, 3000, to encourage further discussion; 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 Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 814, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 814, H.D. 1, and be referred to your Committee on Water & Land.

Respectfully submitted on
behalf of the members of the
Committee on Housing,



TROY N. HASHIMOTO, Chair



State of Hawaii
House of Representatives
The Thirty-second Legislature

HSCR 156

Record of Votes of the Committee on Housing

Bill/Resolution No.: HB 814	Committee Referral: HSG, WAL, FIN	Date: 2/3/23		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. HASHIMOTO, Troy N. (C)	✓			
2. AIU, Micah P.K. (VC)	✓			
3. KILA, Darius K.	✓			
4. KITAGAWA, Lisa	✓			
5. MARTEN, Lisa	✓			
6. ONISHI, Richard H.K.	✓			
7. TODD, Chris	✓			
8. MATSUMOTO, Lauren	✓			
TOTAL (8)	8			
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
If joint referral, _____ did not support recommendation. <small style="margin-left: 150px;">committee acronym(s)</small>				
Vice Chair's or designee's signature: <u><i>Paul Aeo</i></u>				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				