STAND. COM. REP. NO. 62

Honolulu, Hawaii FEB 2 1 , 2024

RE: H.B. No. 2090 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-Second State Legislature Regular Session of 2024 State of Hawaii

Sir:

Your Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs, to which was referred H.B. No. 2090 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose of this measure to, beginning on January 1, 2026:

- Permit residential uses in areas zoned for commercial to be considered permitted, under certain circumstances; and
- (2) Require each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings.

Your Committees received testimony in support of this measure from the Department of Land and Natural Resources; Hawaii Housing Finance and Development Corporation; one member of the Kaua'i County Council; one member of the Maui County Council; NAIOP; Hawai'i YIMBY; Grassroot Institute of Hawaii; Hawaii Appleseed Center for Law & Economic Justice; Hawai'i Zoning Atlas; and seven individuals. Your Committees received comments on this measure from the Disability and Communication Access Board and The Pew Charitable Trusts.



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Your Committees find that the lack of diverse housing options contributes to the high cost of living in the State, pushing many residents out of Hawaii. Your Committees further find that adaptive reuse of commercial buildings has the potential to expand the State's housing inventory while also facilitating the creation of more vibrant communities. Adaptive reuse will allow for the development of housing in commercial districts and encourage the repurposing of older commercial buildings that are underutilized due to market conditions or functional obsolescence. Your Committees believe that this measure can make an important contribution to easing Hawaii's housing shortage by allowing for the reuse of commercial buildings.

Your Committees have amended this measure by:

- Clarifying that residential uses in any area zoned for commercial use shall be considered permitted beginning January 1, 2026;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

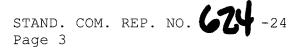
As affirmed by the records of votes of the members of your Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 2090, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 2090, H.D. 1, and be placed on the calendar for Third Reading.

> Respectfully submitted on behalf of the members of the Committees on Housing, Water & Land, and Judiciary & Hawaiian Affairs,

LINDA ICHIYAMA, Chair 🚺

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DAVID A. TARNAS, Chair

2024-1464 HB2090 HD1 HSCR HMSO-1

State of Hawaii House of Representatives The Thirty-second Legislature



Record of Votes of the Committee on Housing

Bill/Resolution No.: HB2040	Committe HS	e Referral: GI WALLJH	A Date	2121	84			
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. EVSLIN, Luke A. (C)								
2. AIU, Micah P.K. (VC)								
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Vice Chair's or designee's signature:								
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State of Hawaii House of Representatives The Thirty-second Legislature



Record of Votes of the Committee on Water & Land

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State of Hawaii House of Representatives The Thirty-second Legislature



Record of Votes of the Committee on Judiciary & Hawaiian Affairs

Bill/Resolution No.: HB2090	Committee	Neferral:	JHA Date	2-12-2	د		
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)							
JHA Members		Ayes	Ayes (WR)	Nays	Excused		
1. TARNAS, David A. (C)	-			-			
2. TAKAYAMA, Gregg (VC)		/					
3. EVSLIN, Luke A.							
4. GANADEN, Sonny							
5. HOLT, Daniel							
6. ICHIYAMA, Linda	No. 1995						
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8. KONG, Sam Satoru							
9. MIYAKE, Tyson K.		/					
10. SOUZA, Kanani							
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