

STAND. COM. REP. NO.

1404

Honolulu, Hawaii

MAR 20 , 2025

RE: S.B. No. 1002
S.D. 2
H.D. 2

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred S.B.
No. 1002, S.D. 2, H.D. 1, entitled:

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

begs leave to report as follows:

The purpose of this measure is to:

- (1) Require the Department of Land and Natural Resources, through the State Historic Preservation Division, to contract its review of proposed state projects and projects affecting historic properties to third-party consultants if the proposed project involves a development intended to be affordable housing, under certain conditions;
- (2) Require the Department of Land and Natural Resources to publish proposed rules regarding the contracting of third-party consultants on its website and later present proposed final rules to the Board of Land and Natural Resources; and
- (3) Appropriate funds to the State Historic Preservation Division for the recruitment and retention of qualified third-party consultants to expedite review of proposed

2025-2727 SB1002 HD2 HSCR HMSO



state affordable housing projects and affordable housing projects affecting historic properties.

Your Committee received testimony in support of this measure from the Department of Hawaiian Home Lands; Hawaii Housing Finance and Development Corporation; Grassroot Institute of Hawaii; NAIOP Hawaii; and one individual. Your Committee received comments on this measure from the Department of Land and Natural Resources and Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO.

Your Committee finds that the State has a duty to preserve the historic and cultural property within Hawaii for the education, inspiration, pleasure, and enrichment of its citizens. Your Committee further finds that, with the State's on-going housing crisis, the State Historic Preservation Division consistently receives more requests for historic review of proposed projects than it can review in a timely manner. This measure is intended to accelerate the construction of affordable housing units and reduce expenses by authorizing the State Historic Preservation Division to contract out the historic review of certain housing projects.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

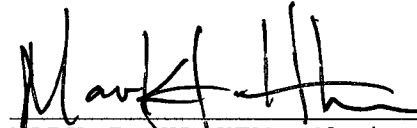
Your Committee respectfully requests your Committee on Finance, should it deliberate on this measure, to consider an appropriation amount of \$100,000.

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. 1002, 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. 1002, S.D. 2, H.D. 2.



1404

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


MARK J. HASHEM, Chair



45CR 1404

Bill/Resolution No.: OB 1002 SD2 HD1		Committee Referral: HSG, WAL, FIN		Date: 3/18/25	
<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)					
WAL Members		Ayes	Ayes (WR)	Nays	Excused
1. HASHEM, Mark J. (C)		✓			
2. LAMOSAO, Rachele F. (VC)		✓			
3. BELATTI, Della Au		✓			
4. ICHIYAMA, Linda		✓			
5. IWAMOTO, Kim Coco			✓		
6. MORIKAWA, Dee		✓			
7. POEPOE, Mahina		✓			
8. WOODSON, Justin H.					✓
9. SHIMIZU, Garner M.		✓			
10. SOUZA, Kanani		✓			
TOTAL (10)		8	1	0	1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <div style="text-align: center;">committee acronym(s)</div>					
Vice Chair's or designee's signature: _____					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					