stand. com. rep. no. 1484

Honolulu, Hawaii

, 2025

MAR 2 1

RE: S.B. No. 26

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. 26, 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) Establish the Affordable Housing Land Inventory Task
 Force to conduct a study, in collaboration with public
 landowners and the counties, to assess the viability of
 affordable housing development in transit-oriented
 development zones, near transit hubs, bus stations, or
 urban growth areas on state or county lands; and
- (2) Appropriate funds for staff positions and contractual services incurred by the Affordable Housing Land Inventory Task Force.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawaii Public Housing Authority; Hawai'i Community Development Authority; and one individual.

Your Committee finds that Hawaii's severe shortage of affordable housing requires a strategic approach to land use, particularly in areas with existing infrastructure and transit accessibility. State and county-owned lands present an opportunity for responsible development, but a thorough assessment is needed to determine feasibility and potential challenges. This measure establishes the Affordable Housing Land Inventory Task Force to evaluate public lands near transit hubs and urban growth areas, identifying constraints and opportunities for housing development. By facilitating data-driven planning and coordination among agencies, this initiative aims to expand affordable housing while promoting sustainable land management and efficient resource use.

Your Committee has amended this measure by:

- (1) Specifying that the representative from each county required to be on the Affordable Housing Land Inventory Task Force shall be the mayor of each county, or the mayor's designee;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion;
- (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 Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 26, 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. 26, S.D. 2, H.D. 2.

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

MARK J. HASHNY. Chair

State of Hawaii House of Representatives



Record of Votes of the Committee on Water & Land

Bill/Resolution No.: B 26 SD2 UD1	Committee Referral: HS6, WAL, FIX	Date	3/201	25
☐ 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)				
WAL Members	Ayes	Ayes (WR)	Nays	Excused
1. HASHEM, Mark J. (C)	V			
2. LAMOSAO, Rachele F. (VC)				
	WEIGHT THE STATE OF			
3. BELATTI, Della Au				
4. ICHIYAMA, Linda	1. Sp 182 1 5 1 1 1 1 2 2 1 1			
4. ICHIYAMA, Linda				
5. IWAMOTO, Kim Coco		13 Maria (16) (16) (16) (16) (16) (16) (16) (16)		
6. MORIKAWA, Dee			ин и точно по по по по по <u>по (1111-151).</u> По по	
7. POEPOE, Mahina				
8. WOODSON, Justin H.	1887 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888 - 1888		Service Commission Colors	
	Max 225 March 1997			
9. SHIMIZU, Garner M.			THE A CONTRACTOR	
10. SOUZA, Kanani				
10. SOUZA, Kanam				
TOTAL (10)	9		$\overline{}$	
	ad D Not Adam	tod.		
If joint referral, did not support recommendation.				
committee acronym(s)				
Vice Chair's or designee's signature:				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				
v				