
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that, according to the
2 2024 Hawaii Housing Planning Study prepared for the Hawaii
3 housing finance and development corporation, the State needs an
4 estimated additional 64,490 housing units through 2027 to meet
5 current and projected demand. However, the State is currently
6 on track to build only 13,471 units by 2027. The legislature
7 believes that it is essential for the counties, at minimum, to
8 maintain the housing supply to help the State with housing
9 production goals.

10 The legislature further finds that downzoning constitutes a
11 significant threat to the State's housing supply by forcing
12 developers to abandon or significantly modify development plans.
13 Additionally, downzoning imposes long-term constraints on
14 housing development. Past instances of downzoning, including in
15 Waikiki and other parts of the State, have posed a serious
16 challenge to existing development plans. Without adequate
17 compensation for downzoning by upzoning other areas, the State



1 will experience diminished housing production, which is
2 necessary to accommodate the State's growing population.

3 The purpose of this Act is to authorize each county to
4 reduce the aggregate zoned residential capacity within the
5 county only if the county offsets that reduction by increasing
6 zoned residential capacity elsewhere in the county, so that
7 there is no net loss in residential capacity in the county.

8 SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended
9 by adding a new section to be appropriately designated and to
10 read as follows:

11 "§46- Reduction in housing units; residential capacity;
12 no net loss. A county may reduce the aggregate zoned
13 residential capacity within the county only if the county
14 offsets that reduction by increasing zoned residential capacity
15 elsewhere in the county, such that there is no net loss in total
16 residential capacity in the county."

17 SECTION 3. New statutory material is underscored.

18 SECTION 4. This Act shall take effect on July 1, 3000.



Report Title:

Counties; Aggregate Zoned Residential Capacity; Reduction

Description:

Authorizes a county to reduce the aggregate zoned residential capacity within the county only if the county offsets that reduction by increasing zoned residential capacity elsewhere in the county, such that there is no net loss in residential capacity in the county. Effective 7/1/3000. (HD1)

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

