

Honolulu, Hawaii
MAR 20 , 2026

RE: S.B. No. 2190
S.D. 2
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committee on Housing, to which was referred S.B. No. 2190, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO INCLUSIONARY ZONING,"

begs leave to report as follows:

The purpose of this measure is to prohibit any law, ordinance, or rule from imposing an inclusionary zoning requirement on housing offered exclusively for sale or rent in perpetuity to buyers or renters who are residents of the State, are owner-occupants or renters, and do not own any other real property.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation; Hawai'i YIMBY; Grassroot Institute of Hawaii; Housing Hawai'i's Future; Hawaii Appleseed Center for Law & Economic Justice; and one individual. Your Committee received testimony in opposition to this measure from the Office of Hawaiian Affairs; Aloha Independent Living Hawaii; and two individuals.

Your Committee finds that the State continues to face a severe affordable housing shortage that has contributed to the displacement of local residents and the outmigration of Hawaii's workforce. The difficulty local families face in securing housing



is worsened by rising demand from out-of-state buyers and by the limitations of existing inclusionary zoning policies, which typically restrict affordability for only a limited period of time. Your Committee believes that ensuring certain housing remains available exclusively and permanently to local residents will help stabilize communities and provide long-term access to affordable homes.

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.

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 S.B. No. 2190, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2190, S.D. 2, H.D. 1, and be referred to your Committee on Water & Land.

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

2AC

LUKE A. EVSLIN, Chair



