

STAND. COM. REP. NO. 2598

Honolulu, Hawaii

FEB 20 2026

RE: S.B. No. 3327  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2026  
State of Hawaii

Sir:

Your Committees on Water, Land, Culture and the Arts and Housing, to which was referred S.B. No. 3327 entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY,"

beg leave to report as follows:

The purpose and intent of this measure is to require the Hawaii Community Development Authority, when planning and developing housing, to plan for complete communities that include various aspects supporting quality of life.

Your Committees received testimony in support of this measure from the Hawai'i Climate Change Mitigation and Adaptation Commission, State Council on Developmental Disabilities, Oahu Metropolitan Planning Organization, AARP Hawai'i, Housing Hawai'i's Future, and one individual.

Your Committees received testimony in opposition to this measure from one individual.

Your Committees received comments on this measure from the Hawai'i Community Development Authority.

Your Committees find that the Hawaii Community Development Authority's traditional development strategy relies heavily on requiring private developers to finance infrastructure through



negotiation and compromise, frequently resulting in inadequate and substandard public improvements, increased housing costs, and reduction in the availability of affordable housing units. By contrast, modern development strategies shift the financing of public infrastructure away from developers and toward a mixture of innovative revenue sources, which enables the creation of complete communities, improves the quality of public infrastructure and amenities, and lowers housing and overall living costs for residents. This measure ensures the Hawaii Community Development Authority can fully modernize its development strategy and adopt best practices that have long been implemented to the benefit of communities across the United States and internationally.

Your Committees have amended this measure by:

- (1) Specifying that, at a reasonable distance from public parking hubs of meaningful capacity, including charging for electric vehicles, minimum requirements for parking stalls that are not designated as parking spaces reserved for persons with disabilities as defined in section 291-51 shall be prohibited;
- (2) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Water, Land, Culture and the Arts and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 3327, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 3327, S.D. 1, and be referred to your Committee on Ways and Means.



Respectfully submitted on  
behalf of the members of the  
Committees on Water, Land,  
Culture and the Arts and  
Housing,

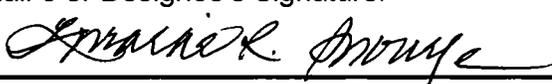
  
\_\_\_\_\_  
STANLEY CHANG, Chair

  
\_\_\_\_\_  
CHRIS LEE, Chair



The Senate  
 Thirty-Third Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Water, Land, Culture and the Arts**  
**WLA**

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 3327	WLA/HOU, WAM	2-17-2026		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
LEE, Chris (C)	✓			
INOUYE, Lorraine R. (VC)	✓			
CHANG, Stanley	✓			
LAMOSAO, Rachele	✓			
DECORTE, Samantha	✓			
<b>TOTAL</b>	5			
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
<b>Distribution:</b> Original    Yellow    Pink File with Committee Report    Committee    Drafting Agency				

\*Only one measure per Record of Votes

