

STAND. COM. REP. NO. **944**

Honolulu, Hawaii

MAR 21 2017

RE: H.B. No. 1009
H.D. 3

Honorable Ronald D. Kouchi
President of the Senate
Twenty-Ninth State Legislature
Regular Session of 2017
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 1009, H.D. 3, entitled:

"A BILL FOR AN ACT RELATING TO THE LANDLORD TENANT CODE,"

begs leave to report as follows:

The purpose and intent of this measure is to exempt residence or occupancy in a structure or on a property directly controlled by the Hawaii Public Housing Authority from the requirements of the residential landlord-tenant code.

Your Committee received testimony in support of this measure from the Hawaii Public Housing Authority. Your Committee received comments on this measure from the Office of Consumer Protection of the Department of Commerce and Consumer Affairs and Hawaii Association of REALTORS.

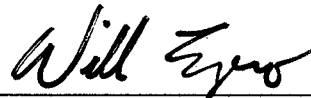
Your Committee finds that existing exemptions to the landlord-tenant code for public housing projects or complexes controlled, owned, or managed by the Hawaii Public Housing Authority pursuant to the federal Low Rent Public Housing Program result in eighty-six percent of Hawaii Public Housing Authority properties being exempt from the code. Your Committee further finds that, pursuant to federal rules, the Authority complies with strict requirements when handling tenant issues and evictions, including adherence to board hearings and peer review prior to decision making. This measure will provide an exemption from the



landlord-tenant code for the remaining fourteen percent of Hawaii Public Housing Authority properties, allowing for greater equality between those in federal and state public housing and ensuring that all tenants receive the same due process regardless of the property in which they reside.

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 H.B. No. 1009, H.D. 3, and recommends that it pass Second Reading and be referred to your Committee on Commerce, Consumer Protection, and Health.

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



WILL ESPERO, Chair



The Senate
 Twenty-Ninth Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

| Bill / Resolution No.:* | Committee Referral: | Date: | | |
|---|--|---------------------------------------|----------------------------------|----------|
| HB 1009 HD3 | HOU, CPH | 3/16/17 | | |
| <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 checked="" type="checkbox"/> Pass, unamended 2312 | <input type="checkbox"/> Pass, with amendments 2311 | <input type="checkbox"/> Hold 2310 | | |
| <input type="checkbox"/> Recommit 2313 | | | | |
| Members | Aye | Aye (WR) | Nay | Excused |
| ESPERO, Will (C) | ✓ | | | |
| HARIMOTO, Breene (VC) | ✓ | | | |
| KAHELE, Kaiali'i | ✓ | | | |
| KEITH-AGARAN, Gilbert S.C. | | | | ✓ |
| NISHIHARA, Clarence K. | | | | ✓ |
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| TOTAL | 3 | | | 2 |
| Recommendation: | | | | |
| <input checked="" type="checkbox"/> Adopted | | <input type="checkbox"/> Not Adopted | | |
| Chair's or Designee's Signature: | | | | |
| <i>Breene Harimoto</i> | | | | |
| Distribution: | | | | |
| Original File with Committee Report | Yellow Clerk's Office | Pink Drafting Agency | Goldenrod Committee File Copy | |

*Only one measure per Record of Votes