

STAND. COM. REP. NO.

212

Honolulu, Hawaii

FEB 12 2021

RE: S.B. No. 866
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 866
entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING,"

begs leave to report as follows:

The purpose and intent of this measure is to temporarily
exempt affordable housing projects by the Hawaii Housing Finance
and Development Corporation from certain specific state and county
fees and exactions; provided that the affordable housing units are
exclusively for qualified residents who are owner/renter occupants
and who own no other real property.

Your Committee received testimony in support of this measure
from Michaels Development and Hawaii Habitat for Humanity
Association.

Your Committee finds that the State is experiencing economic
turmoil brought on by the coronavirus 2019 (COVID-19) pandemic.
Unfortunately, the declining economy has affected some of Hawaii's
most vulnerable residents. A recent study by the University of
Hawaii found that more than eleven thousand Hawaii tenants have
fallen behind on their rent payments and more than forty percent
of rental tenants have lost their jobs. To make matters worse,
Hawaii continues to suffer from a lack of affordable housing.
This measure will make the development of affordable housing
projects more financially viable for developers and therefore




bring more affordable housing units to market for Hawaii residents.

Your Committee has amended this measure by replacing the affordability income restriction with the requirement that the affordable housing units be exclusively for qualified residents who are owner or renter occupants and who own no other real property.

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. 866, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 866, S.D. 1, and be referred to your Committee on Judiciary.


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


STANLEY CHANG Chair



The Senate
Thirty-First Legislature
State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 866	Committee Referral: HOU, JDC	Date: 02/04/2021		
<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
CHANG, Stanley (C)	✓			
KANUHA, Dru Mamo (VC)	✓			
MORIWAKI, Sharon Y.	✓			
RHOADS, Karl	✓			
FEVELLA, Kurt	✓			
TOTAL	5	∅	∅	∅
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes