

STAND. COM. REP. NO. 3159

Honolulu, Hawaii

MAR 24 2008

RE: H.B. No. 2662  
H.D. 2  
S.D. 1

Honorable Colleen Hanabusa  
President of the Senate  
Twenty-Fourth State Legislature  
Regular Session of 2008  
State of Hawaii

Madam:

Your Committees on Commerce, Consumer Protection, and Affordable Housing and Human Services and Public Housing, to which was referred H.B. No. 2662, H.D. 2, entitled:

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

beg leave to report as follows:

The purpose of this measure is to increase the number of affordable housing units in Hawaii by exempting new multi-family housing condominium developments of seventy-five units or more per acre from certain state and county affordable housing requirements.

Specifically, this measure exempts new multi-family housing condominium developments of seventy-five units or more per acre on privately-owned lands and privately financed without federal, state, or county financing assistance or subsidies from the Hawaii Housing Finance and Development Corporation's shared appreciation equity program and the ten-year occupancy requirements and transfer restrictions.

Testimony in support of this measure was submitted by the Hawaii Housing and Finance Development Corporation; the Office of Hawaiian Affairs; Central Pacific Bank; Central Pacific HomeLoans, Inc.; Yamaguchi & Yamaguchi, Inc.; Marshall Realty, Inc.; and one private individual. The Department of Planning and Permitting, City and County of Honolulu submitted comments.



Affordable housing for Hawaii residents and the local workforce are in critically short supply. Government cannot alone increase the needed supply to meet the overwhelming demand for affordable housing for those with incomes of 140 per cent and below the median income in Hawaii. Your Committees find private landowners and developers need incentives in order to meet the demand for and increase the supply of affordable housing. Providing an exemption from certain state and county requirements, including the equity sharing program and occupancy and transfer period, for new multi-family condominium housing developments for privately developed projects will encourage the private sector to build affordable workforce housing.

Your Committees have amended this measure by:

- (1) Replacing its contents with the contents of S.B. No. 2293, S.D. 1, which are substantively similar, except for technical differences;
- (2) Changing the effective date from effective upon its approval to July 1, 2050, to ensure further discussion on this matter as this measure moves through the legislative process; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and style.

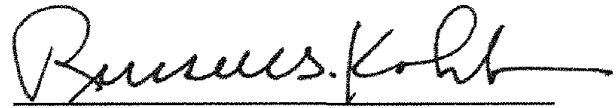
Your Committees believe that this measure, as amended, fulfills the intent of this measure, which is to increase the number of affordable housing units in Hawaii.

As affirmed by the records of votes of the members of your Committees on Commerce, Consumer Protection, and Affordable Housing and Human Services and Public Housing that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 2662, H.D. 2, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 2662, H.D. 2, S.D. 1, and be placed on the calendar for Third Reading.



Respectfully submitted on  
behalf of the members of the  
Committees on Commerce,  
Consumer Protection, and  
Affordable Housing and Human  
Services and Public Housing,


  
\_\_\_\_\_  
SUZANNE CHUN OAKLAND, Chair

  
\_\_\_\_\_  
RUSSELL S. KOKUBUN, Chair



The Senate  
 Twenty-Fourth Legislature  
 State of Hawaii


**Record of Votes**  
**Committee on Commerce, Consumer Protection and Affordable Housing**  
**CPH**

Bill / Resolution No.:*	Committee Referral:	Date:		
HB 2662 HD2	CPH / HSP	3/12/08		
<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
KOKUBUN, Russell S. (C) *	✓			
IGE, David Y. (VC)				✓
ESPERO, Will *	✓			
IHARA, Jr., Les *	✓			
SAKAMOTO, Norman				✓
TANIGUCHI, BRIAN T.				✓
TRIMBLE, Gordon *	✓			
<b>TOTAL</b>	<b>4</b>			<b>3</b>
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
				
Distribution:				
Original File with Committee Report	Yellow Clerk's Office	Pink Drafting Agency	Goldenrod Committee File Copy	

\*Only one measure per Record of Votes

The Senate  
 Twenty-Fourth Legislature  
 State of Hawaii

**Record of Votes**  
**Committee on Human Services and Public Housing**  
**HSP**

Bill / Resolution No.:*	Committee Referral:	Date:		
HB2662, HD2	CPH/HSP	3/12/08		
<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
CHUN OAKLAND, Suzanne (C)	✓			
IHARA, Jr., Les (VC)	✓			
HOOSER, Gary L.				✓
SAKAMOTO, Norman				✓
HEMMINGS, Fred	✓			
<b>TOTAL</b>	3	0	0	2
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature				
				
Distribution:				
Original	Yellow	Pink		
File with Committee Report	Clerk's Office	Drafting Agency		

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