

STAND. COM. REP. NO.

2252

Honolulu, Hawaii

FEB 18 2016

RE: S.B. No. 2822
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Twenty-Eighth State Legislature
Regular Session of 2016
State of Hawaii

Sir:

Your Committees on Housing and Public Safety,
Intergovernmental, and Military Affairs, to which was referred
S.B. No. 2822 entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII HOUSING FINANCE AND
DEVELOPMENT CORPORATION,"

beg leave to report as follows:

The purpose and intent of this measure is to enable the
Hawaii Housing Finance and Development Corporation to develop
mixed-use developments in partnership with state and county
departments and agencies to create communities with housing, jobs,
shops, and government services located in close proximity.

Your Committees received testimony in support of this measure
from the Department of Business, Economic Development, and
Tourism; Office of Planning; Hawaii Housing Finance and
Development Corporation; Land Use Research Foundation of Hawaii;
Chamber of Commerce Hawaii; Hawaii Association of REALTORS;
Building Industry Association of Hawaii; and one individual.

Your Committees find that traditional zoning and land use
designations are no longer adequate to meet current development
trends. Mixed-use zoning encourages smart growth and the
development of compact, higher-density communities consisting of
walkable areas with housing, jobs, shops, and services located
within close proximity. Mixed-use developments are especially
beneficial for low- and moderate-income households because they



reduce transportation costs, traffic congestion, and the number of vehicle miles traveled by community residents.

Your Committees further find that the Hawaii Housing Finance and Development Corporation is authorized to develop certain types of facilities in partnership with the Department of Education and the Department of Accounting and General Services. Expansion of this authority to other state and county governmental agencies would enable the Corporation to use its development powers in partnership with any governmental agency that holds developable land.

Your Committees have amended this measure by:

- (1) Clarifying that the Hawaii Housing Finance and Development Corporation, on its own behalf or on behalf of any federal, state, or county agency, may plan, develop, construct, and finance housing projects, including mixed-use developments in which housing is a significant component; and
- (2) 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 Housing and Public Safety, Intergovernmental, and Military Affairs that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2822, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2822, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committees on Housing and
Public Safety,
Intergovernmental, and Military
Affairs,



CLARENCE K. NISHIHARA, Chair

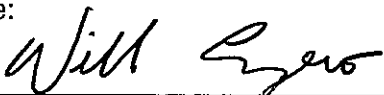


BREENE HARIMOTO, Chair



The Senate
 Twenty-Eighth Legislature
 State of Hawai'i

Record of Votes
Committee on Public Safety, Intergovernmental and Military Affairs
PSM

Bill / Resolution No.:* SB2822	Committee Referral: HOU/PSM, WAM	Date: 2/9/16		
<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
NISHIHARA, Clarence K. (C)	/			
ESPERO, Will (VC)	/			
BAKER, Rosalyn H.				/
INOUYE, Lorraine R.				/
SLOM, Sam	/			
TOTAL	3			2
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: <div style="text-align:center; font-family: cursive; font-size: 1.2em;">  </div>				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes