



SB 741

Measure Title:	RELATING TO HOUSING.
Report Title:	HHFDC; Community Land Trust; Affordable Housing
Description:	Requires HHFDC to establish a community land trust for the purpose of selling homes to low- and moderate-income homebuyers.
Companion:	
Package:	None
Current Referral:	HSH/WTL, WAM
Introducer(s):	BAKER, CHUN OAKLAND



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
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IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HUMAN SERVICES AND HOUSING
SENATE COMMITTEE ON WATER AND LAND

February 12, 2015 at 1:15 p.m.
State Capitol, Room 016

In consideration of
S.B. 741
RELATING TO HOUSING.

HHFDC *supports the intent* of S.B. 741 and concurs that community land trusts may be beneficial in helping to preserve affordable for-sale housing over the long term.

HHFDC staff consulted with the Office of Housing and Community Development, County of Hawaii, which had previously committed to developing its Waikoloa workforce housing project under a community land trust model. We understand that the County selected a developer which created a non-profit entity to serve as the community land trust. However, today, the Waikoloa project is providing fee simple homeownership (subject to buyback and shared equity restrictions) at prices that are substantially lower than those originally proposed under a community land trust.

If it is the Committee's intent to pass this measure, we respectfully request the "shall" on page 1, line 5 be revised to "may" such that HHFDC is authorized but not required to establish a community land trust. This revision would allow the HHFDC to assist a community land trust which is created by the developer or other entity, as well as utilize other methods for preserving long-term affordability.

Thank you for the opportunity to testify.