

STAND. COM. REP. NO.

455

Honolulu, Hawaii

FEB 17 2017

RE: S.B. No. 254
S.D. 1

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

Sir:

Your Committees on Water and Land and Housing, to which was referred S.B. No. 254 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose and intent of this measure is to require the Hawaii Housing Finance and Development Corporation, in coordination with other state and county agencies, to develop lands within one mile of transit station sites and include affordable rental housing units in certain development plans.

Your Committees received testimony in support of this measure from one individual. Your Committees received testimony in opposition to this measure from the Department of Land and Natural Resources and one individual. Your Committees received comments on this measure from the Department of Human Services, Hawaii Housing Finance and Development Corporation, and Office of Planning.

Your Committees find that encouraging transit-oriented development projects will contribute to the overall success of the public transportation projects in the State and will vitalize urban areas. Your Committees further find that incorporating safe, adequate, and affordable housing strengthens communities as affordable and stable housing is linked with improved health, education, and economic outcomes for families and children.

Your Committees have amended this measure by:

2017-1382 SSCR SMA-1.doc



- (1) Specifying the percentage of affordable rental units that must be built for residents or families at different income levels for each development project as follows:
 - (A) Ten percent for residents or families earning up to thirty percent of the area median income as defined by the United States Department of Housing and Urban Development;
 - (B) Ten percent for residents or families earning up to sixty percent of the area median income as defined by the United States Department of Housing and Urban Development;
 - (C) Ten percent for residents or families earning up to eighty percent of the area median income as defined by the United States Department of Housing and Urban Development; and
 - (D) Ten percent for residents or families earning up to one hundred percent of the area median income as defined by the United States Department of Housing and Urban Development;
- (2) Removing the waiver option of the affordable housing requirements;
- (3) Making conforming amendments; and
- (4) 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 Water and Land and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 254, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 254, S.D. 1, and be referred to your Committee on Ways and Means.



Respectfully submitted on
behalf of the members of the
Committees on Water and Land
and Housing,

Will Espero

WILL ESPERO, Chair

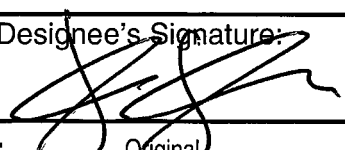
Karl Rhoads

KARL RHOADS, Chair



The Senate
Twenty-Ninth Legislature
State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 254	Committee Referral: WTL/HOU, WAM	Date: 2/7/17		
<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 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
ESPERO, Will (C)	/			
HARIMOTO, Breene (VC)	/			✓
KAHELE, Kaiali'i	/			
KEITH-AGARAN, Gilbert S.C.	/			
NISHIHARA, Clarence K.				✓
TOTAL	3			2
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