Honolulu, Hawaii
February 15, 2018

RE: H.B. No. 2459 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Twenty-Ninth State Legislature Regular Session of 2018 State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 2459 entitled:

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

begs leave to report as follows:

The purpose of this measure is to exempt affordable housing units acquired, developed, financed, or rehabilitated by qualified nonprofit housing trusts from statutory restrictions on occupancy, sale, and transfer if the qualified nonprofit housing trust establishes owner-occupancy and buyback restrictions to ensure that the housing remains affordable for as long as practicable.

The Hawaii HomeOwnership Center, Truly Affordable Homes, Kaua'i, LLC, and Oahu County Committee on Legislative Priorities of the Democratic Party of Hawaii supported this measure. The Hawaii Housing Finance and Development Corporation opposed this measure.

Your Committee notes that the language requiring that housing remain affordable "for as long as practicable" is problematic and encourages stakeholders to further work together and with the Legislature to craft more specific language if this measure progresses further in the legislative process.

Your Committee has amended the measure by:

- (1) Inserting an unspecified time period that the housing will be required to remain affordable; and
- (2) Changing the effective date to January 1, 2050, to promote further discussion.

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 H.B. No. 2459, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 2459, H.D. 1, and be referred to your Committee on Finance.

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

TOM BROWER, Chair

State of Hawaii House of Representatives The Twenty-ninth Legislature HECK 493-18

Record of Votes of the Committee on Housing

Bill/Resolution No.: HB 2459	Committee Referral: HSG, FIN) Date:	2161	18
☐ The committee is reconsidering its previou	is decision on the measure.			
	amended (as is) Passert form bill with HD to recon	s, with amendments on mit for future public		
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. BROWER, Tom (C)	✓			
2. NAKAMURA, Nadine K. (VC)	✓		nave division non second	
3. AQUINO, Henry J.C.				
4. HASHEM, Mark J.				
T. HASHEN, Mark J.				
5. QUINLAN, Sean	1/	- Andrews Administration and a second		
6. SAN BUENAVENTURA, Joy A.	· ·		- man and Annahamilla and area is	
7. MCDERMOTT, Bob	✓		,,	
			W + 112	
TOTAL (7)	7		0	
The recommendation is: Adopte If joint refe	•	did not suppo	ort recommendation	n.
Vice Chair's or designee's signature:	Udve K. M	Wh		
Distribution: Original (White) – Committee	e Duplicate (Yellow) –	Chief Clerk's Office	Duplicate (Pink) – HMSO