

STAND. COM. REP. NO.

1123

Honolulu, Hawaii

March 17, 2017

RE: S.B. No. 1147
S.D. 2
H.D. 1

Honorable Joseph M. Souki
Speaker, House of Representatives
Twenty-Ninth State Legislature
Regular Session of 2017
State of Hawaii

Sir:

Your Committees on Housing and Transportation, to which was referred S.B. No. 1147, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose of this measure is to:

- (1) Require the strategic plan by the Hawaii Interagency Council for Transit-oriented Development to require that affordable housing be included as part of the development or redevelopment plan for any state property located within one-half mile of the Honolulu rail transit system based on certain specifications; and
- (2) With respect to the strategic plan, specify that a developer may build less than the required percentages of affordable housing at one state parcel if the developer builds the remainder of the required housing at another state parcel within one-half mile of the rail line.

Hawaii Public Housing Authority and two individuals testified in support of this measure. The Office of Planning and Hawaii Housing Finance and Development Corporation opposed this measure.

SB1147 HD1 HSCR HSG-TRN HMS 2017-2948



The Office of Hawaiian Affairs, Department of Land and Natural Resources, Department of Human Services, and Hawaii Habitat for Humanity provided comments on this measure.

Your Committees have amended this measure by:

- (1) Requiring that every development or redevelopment plan for any state property within one-half mile of the Honolulu rail transit system evaluate the suitability for affordable housing based on the City and County of Honolulu's Draft Affordable Housing Strategy specifications, rather than requiring that affordable housing be included as part of the development or redevelopment plan;
- (2) With respect to the strategic plan, specify that a developer may build less than the required percentages of affordable housing at one state parcel if the developer builds the remainder of the required housing at another state parcel within one-half mile of a rail station;
- (3) Changing its effective date to July 1, 2019, to facilitate further discussion; and
- (4) Making technical, nonsubstantive amendments for clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing and Transportation that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 1147, S.D. 2, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 1147, S.D. 2, H.D. 1, and be referred to your Committee on Water & Land.



Respectfully submitted on
behalf of the members of the
Committees on Housing and
Transportation,



HENRY J.C. AQUINO, Chair



TOM BROWER, Chair

State of Hawaii
House of Representatives
The Twenty-ninth Legislature

ASCR 1123

Record of Votes of the Committee on Housing

Bill/Resolution No.: SB 1147 SD2	Committee Referral: HSG/TRN, WAL, FIN	Date: 3/14/2017		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. BROWER, Tom (C)	✓			
2. NAKAMURA, Nadine K. (VC)	✓			
3. AQUINO, Henry J.C.	✓			
4. HASHEM, Mark J.	✓			
5. QUINLAN, Sean	✓			
6. SAN BUENAVENTURA, Joy A.	✓			
7. McDERMOTT, Bob				✓
TOTAL (7)	6			1
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <small>committee acronym(s)</small>				
Vice Chair's or designee's signature: <i>Nadine K. Nakamura</i>				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				

