

STAND. COM. REP. NO.

482

Honolulu, Hawaii

FEB 17 2017

RE: S.B. No. 671
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, Economic Development, Tourism, and Technology, and Housing, to which was referred S.B. No. 671 entitled:

"A BILL FOR AN ACT RELATING TO LANDS CONTROLLED BY THE STATE,"

beg leave to report as follows:

The purpose and intent of this measure is to authorize the Department of Land and Natural Resources (DLNR) and the Hawaii Community Development Authority (HCDA) to negotiate and execute leases up to ninety-nine years on DLNR and HCDA lands that are located within one-half mile of the City and County of Honolulu's planned rail transit stations, provided that affordable housing is included in the development plan for the lands to be leased.

Your Committees received testimony in support of this measure from the Hawaii Habitat for Humanity Association. Your Committees received testimony in opposition to this measure from one individual. Your Committees received comments on this measure from the Department of Land and Natural Resources, Hawaii Community Development Authority, and Department of Human Services.

Your Committees find that it is in the public interest to encourage mixed-use development that includes affordable housing on state lands near the planned rail transit stations, and that extending the maximum lease term that DLNR and HCDA may negotiate for certain property to ninety-nine years will incentivize such private development by supporting long-term sustainable



development plans. 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 requiring safe, adequate, and affordable housing in mixed-use developments strengthens communities as affordable and stable housing is linked with improved health, education, and economic outcomes for families and children.

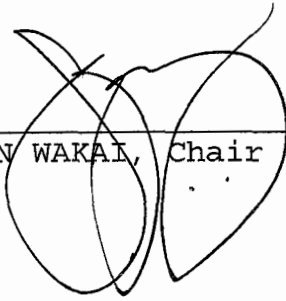
Your Committees have amended this measure by:

- (1) Clarifying that the authority granted to DLNR and HCDA is contingent upon all housing built in a mixed-use development being reserved for residents and families earning up to sixty percent of the area median income, rather than affordable housing being included in the mixed-use development plan for lands to be leased;
- (2) Expanding the geographic area to lands within one mile of a rail transit station being eligible for a lease;
- (3) Inserting an effective date of March 15, 2050, to encourage further discussion; 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, Economic Development, Tourism, and Technology, and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 671, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 671, 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,
Economic Development, Tourism,
and Technology, and Housing,



GLENN WAKAI, Chair



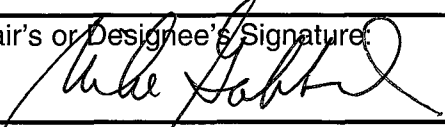
KARL RHOADS, Chair



WILL ESPERO, Chair

The Senate
 Twenty-Ninth Legislature
 State of Hawai'i

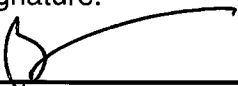
Record of Votes
Committee on Water and Land
WTL

Bill / Resolution No.:*	Committee Referral:	Date:		
SB671	WTL/ETT/HOU/WAM	02-13-2017		
<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
RHOADS, Karl (C)	✓			
GABBARD, Mike (VC)	✓			
INOUYE, Lorraine R.				✓
KIM, Donna Mercado				✓
THIELEN, Laura H.	✓			
TOTAL	3	-	-	2
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature				
				
Distribution:				
Original File with Committee Report	Yellow Clerk's Office	Pink Drafting Agency	Goldenrod Committee File Copy	

*Only one measure per Record of Votes

The Senate
 Twenty-Ninth Legislature
 State of Hawai'i

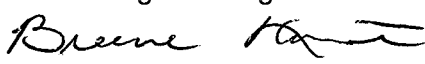
Record of Votes
Committee on Economic Development, Tourism, and Technology
ETT

Bill / Resolution No.:* SB 671	Committee Referral: WTL/ETT/How, WAM	Date: 2/13/17		
<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
WAKAI, Glenn (C)	✓			
TANIGUCHI, Brian T. (VC)				✓
BAKER, Rosalyn H.				✓
GALUTERIA, Brickwood	✓			
THIELEN, Laura H.	✓			
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

The Senate
 Twenty-Ninth Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 671	Committee Referral: WTL/ETT/HOU, WAM	Date: 2/13/17		
<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, Kai'ai'i	✓			
KEITH-AGARAN, Gilbert S.C.				✓
NISHIHARA, Clarence K.				✓
TOTAL	2	1		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