

Honolulu, Hawaii

APR 26 , 2019

RE: H.B. No. 820
H.D. 1
S.D. 1
C.D. 1

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirtieth State Legislature
Regular Session of 2019
State of Hawaii

Honorable Ronald D. Kouchi
President of the Senate
Thirtieth State Legislature
Regular Session of 2019
State of Hawaii

Sirs:

Your Committee on Conference on the disagreeing vote of the House of Representatives to the amendments proposed by the Senate in H.B. No. 820, H.D. 1, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to:

- (1) Prohibit the imposition of inclusionary zoning requirements on certain housing;
- (2) Establish the ALOHA Homes Program to facilitate the creation of low-cost leasehold homes for sale to Hawaii residents on state-owned land near public transit stations;
- (3) Authorize the Hawaii Housing Finance and Development Corporation (HHFDC) to sell the leasehold interest in



residential condominium units located on state lands for lease terms of ninety-nine years;

- (4) Exempt from the general excise tax the sale of a leasehold interest in an Aloha home pursuant to the ALOHA Homes Program;
- (5) Amend the definition of public lands to exempt certain lands;
- (6) Require prior approval from the Legislature for the sale or gift of any lands to which the Hawaii Public Housing Authority, in its corporate capacity, holds title;
- (7) Exempt any form of development by HHFDC pursuant to Chapter 201H, Hawaii Revised Statutes, from the requirement to fulfill the land component impact fee or fee in lieu requirement, and construction cost component impact fee requirement; and
- (8) Establish the ALOHA Homes Revolving Fund and make an unspecified appropriation from general funds into and out of the Aloha Homes Revolving Fund.

Your Committee on Conference has amended this measure by deleting its contents and replacing it with language to:

- (1) Require the HHFDC to study and formulate a plan to implement an "affordable, locally-owned homes for all" housing program that shall be known as the ALOHA Homes Program;
- (2) Require the HHFDC to submit interim and final reports to the Legislature;
- (3) Make an appropriation of \$150,000 to study and formulate a plan to implement an ALOHA Homes Program; and
- (4) Change its effective date to July 1, 2019.




As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of H.B. No. 820, H.D. 1, S.D. 1, as amended herein, and recommends that it pass Final Reading in the form attached hereto as H.B. No. 820, H.D. 1, S.D. 1, C.D. 1.

Respectfully submitted on behalf
of the managers:

ON THE PART OF THE SENATE

ON THE PART OF THE HOUSE


STANLEY CHANG
Chair


TOM BROWER
Co-Chair


GIL RIVIERE
Co-Chair


TY J. K. CULLEN
Co-Chair



