

STAND. COM. REP. NO.

3784

Honolulu, Hawaii

JUL 02 2020

RE: H.B. No. 1929
H.D. 2
S.D. 2

Honorable Ronald D. Kouchi
President of the Senate
Thirtieth State Legislature
Regular Session of 2020
State of Hawaii

Sir:

Your Committee on Ways and Means, to which was referred H.B. No. 1929, H.D. 2, S.D. 1, entitled:

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

begs leave to report as follows:

The purpose and intent of this measure is to extend the date by which the Hawaii Housing Finance and Development Corporation is required to renegotiate an existing, or issue a new, ground lease for the Front Street Apartments affordable housing project on the island of Maui.

Your Committee received written comments in support of this measure from the Hawaii Housing Finance and Development Corporation and one individual.

Your Committee finds that, due to a pending lawsuit, the Hawaii Housing Finance and Development Corporation has been unable to obtain an accurate appraisal of the value of the ground lease for the Front Street Apartments affordable housing project. Your Committee further finds that the absence of an accurate appraisal prevented the Corporation from renegotiating the terms of the ground lease by December 31, 2019, in accordance with Act 150, Session Laws of Hawaii 2018, as amended by Act 98, Session Laws of Hawaii 2019, thus triggering a requirement for the Corporation to initiate condemnation proceedings. Accordingly, your Committee



believes that an extension of the December 31, 2019, deadline is warranted to allow further opportunity for the litigation to be resolved.

Your Committee has amended this measure by:

- (1) Making the measure effective upon its approval, to apply retroactively to December 30, 2019; and
- (2) Making technical nonsubstantive changes for purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Ways and Means that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1929, H.D. 2, S.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as H.B. No. 1929, H.D. 2, S.D. 2.

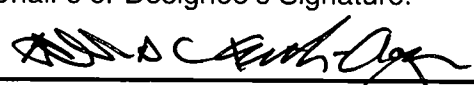
Respectfully submitted on
behalf of the members of the
Committee on Ways and Means,


DONOVAN M. DELA CRUZ, Chair



The Senate
Thirtieth Legislature
State of Hawai'i

Record of Votes
Committee on Ways and Means
WAM

| | | | | |
|--|--|------------------------|-----|----------|
| Bill / Resolution No.:* HB 1929, HD2, SD1 | Committee Referral: HOU, WAM | Date: 7/2/20 | | |
| <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 |
| DELA CRUZ, Donovan M. (C) | X | | | |
| KEITH-AGARAN, Gilbert S.C. (VC) | X | | | |
| ENGLISH, J. Kalani | X | | | |
| HARIMOTO, Breene | | | | |
| INOUYE, Lorraine R. | X | | | |
| KAHELE, Kaiali'i | X | | | |
| KANUHA, Dru Mamo | X | | | |
| KIDANI, Michelle N. | X | | | |
| MORIWAKI, Sharon Y. | X | | | |
| RIVIERE, Gil | X | | | |
| SHIMABUKURO, Maile S.L. | X | | | |
| TANIGUCHI, Brian T. | | | | X |
| FEVELLA, Kurt | X | | | |
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| TOTAL | 11 | | | 1 |
| 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