

STAND. COM. REP. NO. 525

Honolulu, Hawaii

FEB 19 2021

RE: S.B. No. 840
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 840
entitled:

"A BILL FOR AN ACT RELATING TO RENT TO BUILD EQUITY,"

begs leave to report as follows:

The purpose and intent of this measure is to require
developers of housing projects that are exempt from certain laws
to enter into profit-sharing agreements with the tenants of those
properties.

Your Committee received comments on this measure from the
Hawaii Housing Finance and Development Corporation.

Your Committee finds that the State is experiencing a housing
crisis. A recent study by the Department of Business, Economic
Development, and Tourism found that Hawaii will need more than
fifty thousand new homes by the year 2025. High demand and low
supply of housing has resulted in housing prices that are simply
too expensive for most local families. Your Committee believes
that requiring developers who use state incentives to share a
portion of their profits with affordable housing tenants will
enable local families to save for a home of their own.

Your Committee has amended this measure by limiting the
provisions of this measure to apply prospectively and only to
projects that are approved after the effective date.



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 S.B. No. 840, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 840, S.D. 1, and be referred to your Committee on Judiciary.

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



STANLEY CHANG, Chair



The Senate
Thirty-First Legislature
State of Hawai'i

**Record of Votes
Committee on Housing
HOU**

Bill / Resolution No.:* SB 840	Committee Referral: HOU, JDC	Date: 2/9/21		
<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
CHANG, Stanley (C)	✓			
KANUHA, Dru Mamo (VC)	✓			
MORIWAKI, Sharon Y.	✓			
RHOADS, Karl	✓			
FEVELLA, Kurt	✓			
TOTAL	5	0	0	0
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: <div style="text-align:center; font-size: 2em; font-family: cursive;">DKA</div>				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes