

STAND. COM. REP. NO.

213

Honolulu, Hawaii

FEB 12 2021

RE: S.B. No. 869
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. 869 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 require the Department of Land and Natural Resources, through the State Historic Preservation Division, to contract its review of proposed state projects, projects on privately owned historic property, and projects affecting historic properties to third-party consultants if the projects involve the development of affordable housing and the department will not be able to complete its review within sixty days.

Your Committee received testimony in support of this measure from Michaels Development. Your Committee received testimony in opposition to this measure from the State Procurement Office and Historic Hawaii Foundation. Your Committee received comments on this measure from the Department of Land and Natural Resources.

Your Committee finds that there is a housing crisis in Hawaii that has been exacerbated by the coronavirus 2019 (COVID-19) pandemic. A recent study by the University of Hawaii found that more than eleven thousand Hawaii tenants have fallen behind on their rent and more than forty percent of rental tenants have lost their jobs. Hawaii needs more affordable housing but some



affordable housing projects are facing delays waiting on approvals from the State Historic Preservation Division. Your Committee finds that this measure will expedite the construction of affordable housing by removing some of the bureaucratic delays in the approval process.

Your Committee has amended this measure by:

- (1) Removing the exemption from the Hawaii procurement code found in section 103D, Hawaii Revised Statutes, for the retention of a third-party consultant;
- (2) Requiring that any third party consultant retained by the department has the education, experience, and qualifications for preservation professionals as determined by state historic presentation division rules; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

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. 869, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 869, S.D. 1, and be referred to your Committee on Ways and Means.

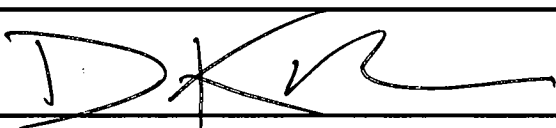
Respectfully submitted on
behalf of the members of the
Committee on Housing,


STANLEY CHANG, Chair



The Senate
 Thirty-First Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 869	HOU, WAM	02/04/2021		
<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				
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