

STAND. COM. REP. NO. 517

Honolulu, Hawaii

FEB 19 2021

RE: S.B. No. 725

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

Sir:

Your Committees on Housing and Government Operations, to which was referred S.B. No. 725 entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY,"

beg leave to report as follows:

The purpose and intent of this measure is to add the definition of "housing" to include all potential properties that could be developed by the Hawaii Public Housing Authority.

Your Committees received testimony in support of this measure from the Hawaii Public Housing Authority. Your Committees received comments on this measure from the Office of Hawaiian Affairs.

Your Committees find that concentrating public housing projects solely for low-income families in dense urban areas is not an effective use of the scarce resources available to the Hawaii Public Housing Authority. Recently, the U.S. Department of Housing and Urban Development (HUD) has led this new paradigm as they now strive to create financially viable and socially stable mixed-income housing projects. This measure will allow the Hawaii Public Housing Authority to follow HUD's lead and create vibrant communities for residents.

Your Committees note that, should this measure move forward, the Hawaii Public Housing Authority's statutory mission to provide



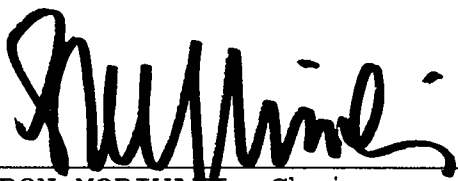
affordable housing will not change as a result of this measure. Your Committees also note that ninety-nine years is the minimum length of time necessary to guarantee that a buyer will never have to move before they die, that ninety-nine years is the lease term for Department of Hawaiian Home Lands residences, and that the Office of Hawaiian Affairs cannot rule out developing market-rate housing for non-Hawaiians on their parcels at Kakaako Makai. Finally, your Committees recognize that "home ownership on as widespread a basis as possible" is one of the statutory purposes of the public land trust under the Admission Act.

Your Committees respectfully request that future committees that have this measure consider:

- (1) Adding language to provide a mechanism to recognize and protect native Hawaiian claims to ceded lands which may become subject to the broad leasing authority of the Hawaii Public Housing Authority; and
- (2) Adding language to clarify the obligations of the Hawaii Public Housing Authority under the public land trust and the Hawaiian Homes Commission Act.

As affirmed by the records of votes of the members of your Committees on Housing and Government Operations that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 725 and recommend that it pass Second Reading and be referred to your Committee on Judiciary.

Respectfully submitted on
behalf of the members of the
Committees on Housing and
Government Operations,



SHARON MORIWA, Chair

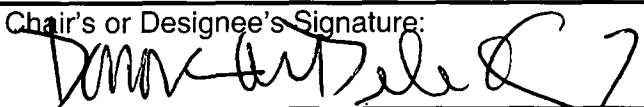


STANLEY CHANG, Chair



The Senate
 Thirty-First Legislature
 State of Hawai'i

Record of Votes
Committee on Government Operations
GVO

Bill / Resolution No.:* SB 725	Committee Referral: HOU/GVO, JDC	Date: 2/11/21		
<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 checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
MORIWAKI, Sharon Y. (C)	//			
DELA CRUZ, Donovan M. (VC)	//			
CHANG, Stanley	//			
GABBARD, Mike	//			
FEVELLA, Kurt				/
TOTAL	4			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