

STAND. COM. REP. NO.

1105

Honolulu, Hawaii

MAR 19 , 2021

RE: S.B. No. 749  
S.D. 2  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-First State Legislature  
Regular Session of 2021  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 749, S.D. 2, entitled:

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

begs leave to report as follows:

The purpose of this measure is to allow the Hawaii Public Housing Authority to develop non-subsidized housing.

Your Committee received testimony in support of this measure from the Hawaii Public Housing Authority. Your Committee received testimony in opposition to this measure from the Office of Hawaiian Affairs.

Your Committee finds that socially stable mixed-income and mixed-use housing can be a financially viable and diverse option for public housing in the State. This measure will facilitate the construction of new housing in the State for residents with various income levels.

Your Committee has amended this measure by:

- (1) Retaining the definition of "public housing project", "housing project", or "complex" under section 356D-1, Hawaii Revised Statutes, and specifying that the

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definition of "public housing project" may include mixed-income, mixed-use, mixed-finance redevelopment, executed through public-private partnerships, on properties owned by the Hawaii Public Housing Authority;

- (2) Excluding from the net proceeds of sales or leases of Hawaii Public Housing Authority-developed property that must be deposited into the Public Housing Revolving Fund those amounts required to be set aside or transferred pursuant to the Admission Act of 1959 or sections 1 and 6 of the Hawaii State Constitution;
- (3) Requiring the Hawaii Public Housing Authority to submit certain documentation to the Office of Hawaiian Affairs, regarding government or crown lands set aside or leased to the Hawaii Public Housing Authority, prior to any plan by the Authority to redevelop or enter into a public-private partnership for an affordable housing development; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

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. 749, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 749, S.D. 2, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

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



NADINE K. NAKAMURA, Chair



