

STAND. COM. REP. NO.

628

Honolulu, Hawaii

FEB 17 2023

RE: S.B. No. 1139

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Second State Legislature
Regular Session of 2023
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 1139 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs leave to report as follows:

The purpose and intent of this measure is to require rental housing projects to maintain, in perpetuity, fifty percent of the project's units for rental to certain low-income tenants eligible for the Hawaii Housing Finance and Development Corporation's Rental Assistance Program.

Your Committee received testimony in support of this measure from Partners in Care and one individual. Your Committee received testimony in opposition to this measure from NAIOP Commercial Real Estate Development Association. Your Committee received comments on this measure from the Hawaii Housing Finance and Development Corporation.

Your Committee finds that many rental housing projects that were built decades ago are being converted into less affordable units today. Your Committee believes that the State has a duty to ensure that affordable rental housing is available within its communities. This measure will help create and maintain an inventory of affordable rental units for low-income individuals who are currently on or are eligible for rental assistance vouchers.



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. 1139 and recommends that it pass Second Reading 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-Second Legislature
 State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:* SB 1139	Committee Referral: HOU, WAM	Date: 02/14/2023
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The Committee is reconsidering its previous decision on this measure.
 If so, then the previous decision was to: _____

The Recommendation is:

Pass, unamended 2312
 Pass, with amendments 2311
 Hold 2310
 Recommit 2313

Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
KANUHA, Dru Mamo (VC)	✓			
AQUINO, Henry J.C.	✓			
RHOADS, Karl	✓			
AWA, Brenton			✓	
TOTAL	4		1	

Recommendation:
 Adopted
 Not Adopted

Chair's or Designee's Signature:

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***Only one measure per Record of Votes**