

STAND. COM. REP. NO.

1091

Honolulu, Hawaii

**MAR 03 2023**

RE: S.B. No. 1286  
S.D. 1

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

Sir:

Your Committees on Ways and Means and Judiciary, to which was referred S.B. No. 1286 entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY,"

beg leave to report as follows:

The purpose and intent of this measure is to facilitate the development of affordable housing.

Specifically, this measure authorizes the Hawaii Community Development Authority to lease certain real property for a term of ninety-nine years.

Your Committees received written comments in support of this measure from the Department of Business, Economic Development, and Tourism; Hawaii Community Development Authority; Stanford Carr Development, LLC; and one individual.

Your Committees received written comments on this measure from the Office of Hawaiian Affairs.

Your Committees find that although the development of leasehold housing units is a viable strategy to meet housing demand, the lease terms must be long enough to attract buyers and lenders. Your Committees further find that a term of ninety-nine years is an adequate length to attract lenders and buyers.



Your Committees have amended this measure by:

- (1) Providing that, in addition to lands that were classed as crown lands prior to August 15, 1895, the lease of lands that were classed as government lands prior to August 15, 1895, shall also have a term not to exceed sixty-five years;
- (2) Changing the effective date to July 1, 2050, to facilitate further discussion on the measure; and
- (3) Making technical nonsubstantive amendments for purposes of clarity, consistency, and style.

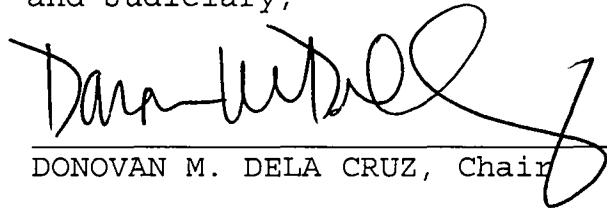
As affirmed by the records of votes of the members of your Committees on Ways and Means and Judiciary that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 1286, as amended herein, and recommend that it pass Third Reading in the form attached hereto as S.B. No. 1286, S.D. 1.

Respectfully submitted on  
behalf of the members of the  
Committees on Ways and Means  
and Judiciary,



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KARL RHOADS, Chair



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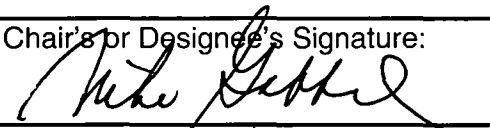
DONOVAN M. DELA CRUZ, Chair





The Senate  
 Thirty-Second Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Judiciary**  
**JDC**

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 1286	HOU/WRL, WAM/JDC	3/3/23		
<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
RHOADS, Karl (C)	✓			
GABBARD, Mike (VC)	✓			
ELEFANTE, Brandon J.C.	✓			
SAN BUENAVENTURA, Joy A.	✓			
AWA, Brenton			✓	
<b>TOTAL</b>	4	—	1	—
Recommendation:				
<input checked="" type="checkbox"/> Adopted <span style="margin-left: 200px;"><input type="checkbox"/> Not Adopted</span>				
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