

STAND. COM. REP. NO.

2442

Honolulu, Hawaii

FEB 15 2024

RE: S.B. No. 3121

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Second State Legislature  
Regular Session of 2024  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B.  
No. 3121 entitled:

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

begs leave to report as follows:

The purpose and intent of this measure is to make  
housekeeping amendments to various sections of the Hawaii Revised  
Statutes to incorporate the definition of "housing project" to  
align with previous amendments.

Your Committee received testimony in support of this measure  
from the Hawaii Public Housing Authority.

Your Committee finds that the Hawaii Public Housing Authority  
(HPHA) has a mandate to provide adequate and affordable housing,  
economic opportunity, and suitable living environments for low-  
income families and individuals. Past public housing concentrated  
poverty in certain urban neighborhoods, resulting in a variety of  
negative impacts to the residents. In response, the United States  
Department of Housing and Urban Development (HUD) is now  
encouraging the construction of mixed-income housing in more  
diverse neighborhoods as a way to deconcentrate poverty and  
promote stable, healthy communities. Further, the inclusion of  
income blind, unsubsidized units reduces the burden on taxpayers  
by reducing the gap financing needed for subsidized units. This  
measure will therefore help to reduce concentration of poverty and



contribute to the economic and social diversity and stability of the community as a whole.

Your Committee further finds that following the conversion of a federal public housing property into a mixed finance redevelopment, HPHA will be required to execute a Mixed Finance Annual Contributions Contract with HUD. Under this agreement, the HPHA would be required to ensure that sufficient reserves are maintained to support the operation and maintenance of the project units. These financial reserves ensure that the affordable housing units in the project remain affordable throughout the life of the Master Development Agreement, and not just for a limited period of time. Therefore, this measure clarifies statutory references to provide for preserving the long-term affordability of redeveloped housing units.

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. 3121 and recommends that it pass Second Reading and be referred to your Committee on Judiciary.

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.:* <b>SB 3121</b>	Committee Referral: <b>HOU, JDC</b>	Date: <b>02-08-24</b>
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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)	✓			
HASHIMOTO, Troy N. (VC)	✓			
AQUINO, Henry J.C.	✓			
KANUHA, Dru Mamo	✓			
AWA, Brenton	✓			
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

Recommendation:     
 Adopted     
 Not Adopted

Chair's or Designee's Signature:

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