

Honolulu, Hawaii

**FEB 12 2025**

RE: S.B. No. 1169  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B.  
No. 1169 entitled:

"A BILL FOR AN ACT RELATING TO COMMUNITY LAND TRUSTS,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Authorize the Hawaii Housing Finance and Development Corporation to establish a five-year Community Land Trust Equity Pilot Program to provide community land trusts with a line of credit to fund the acquisition, rehabilitation, renovation, or construction of housing for low- to moderate-income households and report to the Legislature regarding the Pilot Program; and
- (2) Appropriate funds from the Dwelling Unit Revolving Fund for the establishment of the Pilot Program.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Nā Hale O Maui, LIMBY Hawai'i, and three individuals.

Your Committee finds that community land trusts provide an opportunity to preserve affordable for-sale housing over an extended period of time. However, access to capital remains a persistent challenge for community land trusts in the development



of housing. While certain organizations have borrowed funds from financial institutions in the past, the existing process is extensive and time-consuming, further delaying prospective projects on lands owned by community land trust organizations. Therefore, this measure offers another pathway to alleviate the State's chronic housing shortage while serving more low- and moderate-income individuals and families statewide.

Your Committee has amended this measure by:

- (1) Clarifying that low- and moderate-income households who are qualified residents as defined in section 201H-32, Hawaii Revised Statutes, earning not more than one hundred forty percent of the county area median income shall be eligible for housing in the Community Land Trust Equity Pilot Program; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

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. 1169, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1169, S.D. 1, 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-Third Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Housing**  
**HOU**

Bill / Resolution No.:* <div style="font-size: 1.2em; font-family: cursive;">SB1169</div>	Committee Referral: <div style="font-size: 1.2em; font-family: cursive;">HOU, WAM</div>	Date: <div style="font-size: 1.2em; font-family: cursive;">2/4/25</div>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"><input type="checkbox"/> Pass, unamended <small>2312</small></div> <div style="text-align: center;"><input checked="" type="checkbox"/> Pass, with amendments <small>2311</small></div> <div style="text-align: center;"><input type="checkbox"/> Hold <small>2310</small></div> <div style="text-align: center;"><input type="checkbox"/> Recommit <small>2313</small></div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	✓			
HASHIMOTO, Troy N. (VC)	✓			
AQUINO, Henry J.C.				✓
KANUHA, Dru Mamo	✓			
FEVELLA, Kurt	✓			
<b>TOTAL</b>	4	0	0	1
Recommendation: <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Adopted           <input type="checkbox"/> Not Adopted         </div>				
Chair's or Designee's Signature: <div style="font-family: cursive; font-size: 1.2em;">[Signature]</div>				
<b>Distribution:</b> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="text-align: center;">Original File with Committee Report</div> <div style="text-align: center;">Yellow Clerk's Office</div> <div style="text-align: center;">Pink Drafting Agency</div> <div style="text-align: center;">Goldenrod Committee File Copy</div> </div>				

\*Only one measure per Record of Votes