

STAND. COM. REP. NO. 1826

Honolulu, Hawaii

APR 04 2025

RE: H.B. No. 833
H.D. 1
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 Ways and Means, to which was referred H.B. No. 833, H.D. 1, S.D. 1, 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 grow and preserve the inventory of affordable housing by supporting the expansion of community land trusts.

Specifically, this measure:

- (1) Authorizes 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 qualified residents as defined in section 201H-32, Hawaii Revised Statutes;
- (2) Appropriates an unspecified amount from the dwelling unit revolving fund to support the community land trust equity pilot program; and
- (3) Requires the Corporation to submit to the Legislature annual interim status reports on the program and a final



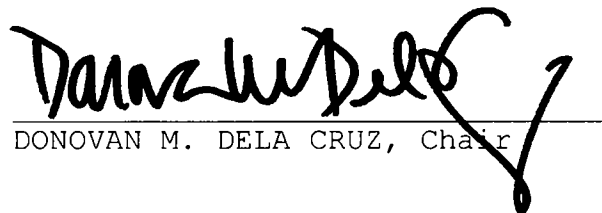
report on the program, including findings, recommendations, and proposed legislation.

Your Committee received written comments in support of this measure from the Hawaii Housing Finance and Development Corporation, Na Hale O Maui, and three individuals.

Your Committee finds that community land trusts provide shared equity homeownership opportunities that foster generational wealth and community stability. Your Committee further finds that community land trusts effectively aid post-disaster recovery by discouraging predatory investment and contributing to long-term housing affordability. Your Committee notes that community land trusts face difficulty obtaining financing to acquire and rehabilitate housing. Additional financial support will enable community land trusts to increase their inventory of housing and help ensure affordability in perpetuity of a greater number of homes.

As affirmed by the record of votes of the members of your Committee on Ways and Means that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 833, H.D. 1, S.D. 1, and recommends that it pass Third Reading.

Respectfully submitted on
behalf of the members of the
Committee on Ways and Means,


DONOVAN M. DELA CRUZ, Chair



The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Ways and Means
WAM

Bill / Resolution No.:* HB833 HDI SDI	Committee Referral: HOU, WAM	Date: 4/4/25		
<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-around; align-items: flex-start;"> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, unamended 2312 </div> <div style="text-align: center;"> <input type="checkbox"/> Pass, with amendments 2311 </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310 </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313 </div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	X			
MORIWAKI, Sharon Y. (VC)	X			
AQUINO, Henry J.C.	X			
DECOITE, Lynn	X			
ELEFANTE, Brandon J.C.	X			
HASHIMOTO, Troy N.	X			
INOUE, Lorraine R.	X			
KANUHA, Dru Mamo	X			
KIDANI, Michelle N.	X			
KIM, Donna Mercado	X			
LEE, Chris	X			
WAKAI, Glenn	X			
FEVELLA, Kurt	X			
TOTAL	13	0	0	0
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="display: flex; justify-content: space-between; font-size: small;"> <div style="text-align: center;"> Distribution: 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