

STAND. COM. REP. NO. **763**-24

Honolulu, Hawaii

**FEB 14**, 2024

RE: H.B. No. 1762  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-Second State Legislature  
Regular Session of 2024  
State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.B. No. 1762 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

begs leave to report as follows:

The purpose of this measure is to require any government agency that exercises its authority to develop low- or moderate-income housing projects to process any housing project that meets certain development requirements and rules and without imposition of stricter income requirements of a county.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation and Building Industry Association Hawaii. Your Committee received comments on this measure from the Disability and Communication Access Board and one individual.

Your Committee finds that Hawaii has one of the highest costs of living in the nation and the lack of affordable housing options puts a heavy burden on lower-income households. Your Committee further finds that income restriction requirements for affordable housing developments enables low- and moderate-income individuals to purchase or rent a home. Despite this, some counties have established stricter income restrictions than the State, prohibiting certain residents from either purchasing or renting a

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home. Your Committee believes that the income restrictions established at the state level should be followed by all counties.

Your Committee has amended this measure by:

- (1) Clarifying that a county's legislative body is prohibited from approving an affordable housing project with modifications that impose stricter income requirements than the State, rather than requiring any government agency to process any housing projects that meet certain requirements;
- (2) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

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 H.B. No. 1762, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1762, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on  
behalf of the members of the  
Committee on Housing,



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LUKE A. EVSLIN, Chair



