

STAND. COM. REP. NO.

487

Honolulu, Hawaii

FEB 12 , 2025

RE: H.B. No. 833  
H.D. 1

Honorable Nadine K. Nakamura  
Speaker, House of Representatives  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Madame:

Your Committee on Housing, to which was referred H.B. No. 833  
entitled:

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

begs leave to report as follows:

The purpose of this measure is to support the expansion of  
community land trusts by authorizing, and appropriating funds for,  
the Hawaii Housing Finance and Development Corporation to  
establish a Community Land Trust Equity Pilot Program to provide  
community land trusts with a low-cost line of credit for housing  
purposes.

Your Committee received testimony in support of this measure  
from the Hawaii Housing Finance and Development Corporation;  
County of Hawai'i Office of Housing and Community Development; Nā  
Hale O Maui; Kohala Community Land Trust; Lahaina Community Land  
Trust; LIMBY Hawai'i; Maui Chamber of Commerce; and four  
individuals.

Your Committee finds that community land trusts are effective  
tools for producing and preserving permanently affordable housing,  
fostering generational wealth, and enhancing neighborhood  
stability. By removing housing from the speculative market and  
providing shared equity opportunities, community land trusts help  
prevent displacement and support low- to moderate-income families.

2025-1613 HB833 HD1 HSCR HMSO



This measure authorizes a pilot program to expand these efforts, which can help preserve long-term housing affordability in the State.

Your Committee has amended this measure by:

- (1) Changing the appropriation to the unspecified amount;
- (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.

Your Committee respectfully requests your Committee on Finance, should it deliberate on this measure, to consider an appropriation amount of \$5,000,000.

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. 833, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 833, 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



