

STAND. COM. REP. NO. 136

Honolulu, Hawaii

FEB 10 2025

RE: S.B. No. 379

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. 379
entitled:

"A BILL FOR AN ACT RELATING TO AFFORDABLE HOUSING,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Require that Hawaii Housing Finance and Development Corporation housing projects include a restrictive covenant that states that the units designated as affordable housing, as described in the submitted project application, shall remain as affordable housing in perpetuity; and
- (2) Prohibit development of affordable housing in a special flood hazard area.

Your Committee received testimony in support of this measure from the Hawaii Public Housing Authority, Aloha United Way, and two individuals.

Your Committee received testimony in opposition to this measure from NAIOP Hawaii and one individual.


Your Committee received comments on this measure from the Hawaii Housing Finance and Development Corporation, Maui Chamber of Commerce, and one individual.



Your Committee finds that the cost of housing in the State is a serious concern for many households, particularly asset limited, income constrained, employed (ALICE) households who are employed but whose incomes are insufficient to fulfill basic necessities. ALICE households comprise forty percent of the State's residents. According to the 2024 State of ALICE in Hawaii report, thirty-seven percent of households have a household member considering leaving Hawaii in the next twelve months, while seventy-three percent who have considered leaving the State responded that their housing cost is a primary factor. Your Committee therefore finds that this measure will help preserve long-term access to affordable housing in the State.

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. 379 and recommends that it pass Second Reading 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.: SB 319	Committee Referral: HOU, WAM	Date: 1-28-25		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <input checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	/			
HASHIMOTO, Troy N. (VC)	/			
AQUINO, Henry J.C.	/			
KANUHA, Dru Mamo	/			
FEVELLA, Kurt				/
TOTAL	4	0	0	1
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
Distribution: Original Yellow Pink Goldenrod File with Committee Report Clerk's Office Drafting Agency Committee File Copy				

*Only one measure per Record of Votes