

STAND. COM. REP. NO. 942

Honolulu, Hawaii

MAR 25 2009

RE: H.B. No. 363
H.D. 2
S.D. 1

Honorable Colleen Hanabusa
President of the Senate
Twenty-Fifth State Legislature
Regular Session of 2009
State of Hawaii

Madam:

Your Committee on Education and Housing, to which was referred H.B. No. 363, H.D. 2, entitled:

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

begs leave to report as follows:

The purpose of this measure is to require the counties to:

- (1) Offer incentives for the development of affordable housing, including density bonuses, height waivers, cluster zoning, greater design flexibility, waiving water and sewer connection fees, priority infrastructure financing, and site flexibility; and
- (2) Provide flexibility in public facility requirements for rental housing projects with units for tenants at or below one hundred per cent of median income levels, and raising from twenty to forty per cent, the units set aside for tenants with incomes eighty per cent or below the area median family income.

Testimony in support of this measure was submitted by four government agencies and three private organizations. Comments were submitted by one private organization. Written testimony presented to the Committee may be reviewed on the Legislature's website.



Your Committee finds that this measure is one of many alternatives being considered that would provide additional incentives for the development of affordable housing.

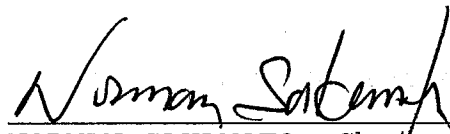
Your Committee further finds that the City and County of Honolulu's mass transit project offers exceptional opportunities for the development of affordable housing. To that end, your Committee previously heard and approved S.B. No. 442, S.D.1, which in part established a Commission on Transit Oriented Development, to facilitate the development of affordable housing.

Your Committee has amended this measure accordingly, by:

- (1) Establishing a Commission on Transit Oriented Development to facilitate affordable housing in transit oriented developments by better coordinating transportation and housing planning and programs;
- (2) Authorizing the counties, through their incentives for affordable housing, to establish priorities for the development of affordable housing in transit oriented developments; and
- (3) Amending the purpose section to reflect these changes.

As affirmed by the record of votes of the members of your Committee on Education and Housing that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 363, H.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 363, H.D. 2, S.D. 1, and be referred to the Committee on Transportation, International and Intergovernmental Affairs.

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


NORMAN SAKAMOTO, Chair



The Senate
Twenty-Fifth Legislature
State of Hawaii

Record of Votes
Committee on Education and Housing
EDH

Bill / Resolution No.:* HB 303 HD2	Committee Referral: EDH, TIA	Date: 3-20-09		
<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 2312</div> <div style="text-align: center;"><input checked="" 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
SAKAMOTO, Norman (C)	✓			
KIDANI, Michelle N. (VC)	✓			
CHUN OAKLAND, Suzanne				✓
GALUTERIA, Brickwood	✓			
TSUTSUI, Shan S.		✓		
HEMMINGS, Fred				✓
TOTAL	3	1		2
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="text-align: center; margin-top: 10px;"> </div>				
Distribution: <div style="display: flex; justify-content: space-between; font-size: small; margin-top: 5px;"> Original File with Committee Report Yellow Clerk's Office Pink Drafting Agency Goldenrod Committee File Copy </div>				

***Only one measure per Record of Votes**