

Honolulu, Hawaii

APR 08 2016

RE: H.B. No. 2638
H.D. 1
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Twenty-Eighth State Legislature
Regular Session of 2016
State of Hawaii

Sir:

Your Committee on Ways and Means, to which was referred H.B.
No. 2638, H.D. 1, entitled:

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

begs leave to report as follows:

The purpose and intent of this measure is to improve the
management and condition of state low-income housing projects
administered by the Hawaii Public Housing Authority.

More specifically, this measure:

- (1) Establishes a five-year maximum term of tenancy, with
rental rate fixed as a percentage of the tenant's income
for individuals who are less than sixty-five years of
age and are not disabled;
- (2) Requires a tenant subject to the five-year maximum
tenancy term to participate in the federal Family Self-
Sufficiency Program and a trust savings account program,
wherein a percentage of the tenant's rental payments are
deposited into a trust account administered by the
Authority, matched with state funds, and released to the
tenant upon vacating the dwelling unit;
- (3) Conditions the Authority's ability to renovate and rent
vacant dwelling units in state low-income housing
projects upon an individual's agreement to be subject to



the five-year maximum tenancy period and to participate in the federal Family Self-Sufficiency Program and the trust savings account program;

- (4) Authorizes the issuance of general obligation bonds to finance repair and maintenance of state low-income housing projects; and
- (5) Appropriates funds to the Department of Human Services for repair and maintenance of state low-income housing projects, provision of matching funds for tenant trust accounts, and establishment of positions in the Hawaii Public Housing Authority to manage trust account funds.

Your Committee received written comments in support of this measure from the General Contractors Association of Hawaii and one individual.

Your Committee received written comments in opposition to this measure from the Hawaii Appleseed Center for Law and Economic Justice and two individuals.

Your Committee received written comments on this measure from the Governor's Coordinator on Homelessness, the Hawaii Public Housing Authority, and Catholic Charities Hawaii.

Your Committee finds that making safe, well-maintained, and affordable housing available to low-income tenants remains a challenge in the State. As a major provider of affordable housing, the Hawaii Public Housing Authority needs the necessary tools and resources to effectively manage and maintain its inventory of housing units.

Your Committee has amended this measure by:

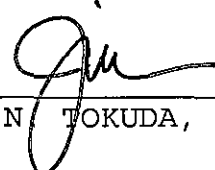
- (1) Adding a purpose section to provide general descriptions of the main provisions of the measure;
- (2) Organizing the measure into five numbered parts for ease of reference;
- (3) Deleting provisions that would have established a five-year maximum term of tenancy for individuals who are less than sixty-five years of age and are not disabled;



- (4) Requiring tenants who receive moneys from their trust accounts to spend all the moneys on purchases related to housing;
- (5) Adding provisions that specify tenancy termination requirements upon the termination of the tenancy of the last household member who was an original household member at the time that the initial lease or rental agreement was executed;
- (6) Specifying that the Hawaii Public Housing Authority, rather than the Department of Human Services, shall be the expending agency for appropriations authorized by the measure; and
- (7) Conforming internal cross-references in the measure.

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. 2638, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 2638, H.D. 1, S.D. 1, and be placed on the calendar for Third Reading.

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



JILL N. TOKUDA, Chair



The Senate
Twenty-Eighth Legislature
State of Hawai'i

Record of Votes
Committee on Ways and Means
WAM

Bill / Resolution No.:* HB 2638, HD1	Committee Referral: WAM	Date: 4/4/16		
<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
TOKUDA, Jill N. (C)	/			
DELA CRUZ, Donovan M. (VC)	/			
CHUN OAKLAND, Suzanne	/			
ENGLISH, J. Kalani	/			
GALUTERIA, Brickwood	/			
HARIMOTO, Breene	/			
INOUE, Lorraine R.	/			
RIVIERE, Gil	/			
TANIGUCHI, Brian T.	/			
WAKAI, Glenn	/			
SLOM, Sam	/			
TOTAL	11			
Recommendation: <div style="display: flex; justify-content: space-around; align-items: center;"> <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>Distribution:</div> <div>Original</div> <div>Yellow</div> <div>Pink</div> <div>Goldenrod</div> </div> <div style="display: flex; justify-content: space-between; font-size: x-small;"> <div>File with Committee Report</div> <div>Clerk's Office</div> <div>Drafting Agency</div> <div>Committee File Copy</div> </div>				

*Only one measure per Record of Votes