STAND. COM. REP. NO.

Honolulu, Hawaii

FEB 12 , 2020

RE: H.B. No. 2446

H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirtieth State Legislature Regular Session of 2020 State of Hawaii

Sir:

Your Committees on Water, Land, & Hawaiian Affairs and Housing, to which was referred H.B. No. 2446 entitled:

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

beg leave to report as follows:

The purpose of this measure is to require the State Historic Preservation Division to contract its review of proposed state projects, projects on privately owned historic property, and projects affecting historic property to third-party consultants if the projects involve the development of affordable housing and the State Historic Preservation Division (SHPD) will not be able to complete its review within sixty days.

Your Committees received testimony in support of this measure from the Maui Chamber of Commerce; Building Industry Association of Hawaii; The Michaels Organization; Hunt Development Group; Cushman & Wakefield ChaneyBrooks; Mutual Housing Association of Hawaii, Inc.; Highridge Costa Development Company LLC; Kohala Coast Resort Association; NAIOP Hawaii; Hawaii Island Community Development Corporation; Kobayashi Group LLC; and nine individuals. Your Committees received testimony in opposition to this measure from the Hawaii Government Employees Association, AFSCME Local 152, AFL-CIO. Your Committees received comments on this measure from the Department of Land and Natural Resources, State Procurement Office, and Historic Hawaii Foundation.

Your Committees find the State is experiencing a severe affordable housing crisis. Your Committees further find that there is a backlog in historic preservation review of proposed projects. This measure addresses the backlog in SHPD by requiring SHPD to contract with third-party consultants if SHPD will not be able to complete its review within sixty days.

Your Committees have amended this measure by:

- Clarifying that it only applies to projects where at least eighty percent of the units are intended as affordable housing;
- (2) Allowing SHPD to conduct an initial evaluation of its ability to complete a review within sixty days before triggering the requirement to obtain a third-party consultant;
- (3) Changing the effective date to July 1, 2050, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

Your Committees note the concern that allowing SHPD to conduct an initial evaluation to determine if SHPD can meet the sixty day deadline to provide written concurrence or non-concurrence may result in additional delays for a review.

As affirmed by the records of votes of the members of your Committees on Water, Land, & Hawaiian Affairs and Housing that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 2446, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 2446, H.D. 1, and be referred to your Committee on Finance.

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Respectfully submitted on behalf of the members of the Committees on Water, Land, & Hawaiian Affairs and Housing,

TOM BROWER, chair

RYAN YYMANE, Chair

State of Hawaii

House of Representatives The THIRTIETH Legislature House of Representatives The THIRTIETH Legislature

Record of Votes of the Committee on Water, Land, & Hawaiian Affairs

Bill/Resolution No.: HB 24446	Committee Referral: WLH HSG, FIN	Date:	02/07/	rozo			
☐ The committee is reconsidering its previous decision on the measure.							
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)							
WLH Members	Ayes	Ayes (WR)	Nays	Excused			
1. YAMANE, Ryan I. (C)	~						
2. TODD, Chris (VC)							
3. HAR, Sharon E.							
J. HAX, Sharon E.							
4. LOWEN, Nicole E.							
5. TARNAS, David A.							
6. WILDBERGER, Tina							
7. WARD, Gene							
7. WARD, GER							
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TOTAL (7)	17	D	0	0			
The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)							
Vice Chair's or designee's signature:							
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO							

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Record of Votes of the Committee on Housing

Bill/Resolution No.: HB 2446	Committee Referral: WLH/HSG, FIN			Date: 2-7-20				
☐ The committee is reconsidering its previous decision on the measure.								
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)								
HSG Mem	bers	Ayes	Ayes (WR)	Nays	Excused			
1. BROWER, Tom (C)								
2. MATAYOSHI, Scot Z.	(VC)							
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3. AQUINO, Henry J.C.	<u> </u>		_					
4. CULLEN, Ty J.K.								
4. Colder, 17 J.K.								
5. HASHEM, Mark J.								
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6. HASHIMOTO, Troy N	I							
7. WOODSON, Justin H.		**************************************						
8. McDERMOTT, Bob								
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TOTAL (8	3)	7	Ø	Ø				
The recommendation is:	Adopted If joint referral,	□ Not Adopted did not support recommendation. committee acronym(s)						
Vice Chair's or designee's signature:								
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO								