STAND. COM. REP. NO. 66

Honolulu, Hawaii

February 8

2019

RE: H.B. No. 959 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirtieth State Legislature Regular Session of 2019 State of Hawaii

Sir:

Your Committees on Housing and Economic Development & Business, to which was referred H.B. No. 959 entitled:

"A BILL FOR AN ACT RELATING TO HOMEOWNERSHIP,"

beg leave to report as follows:

The purpose of this measure is to promote permanent affordable homeownership opportunities for first-time homebuyers through non-profit housing entities by:

- (1) Establishing a revolving fund to provide loans for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of affordable for-sale housing units by qualified nonprofit housing trusts; and
- (2) Establishing a revolving fund to provide loans to nonprofit housing development organizations to develop affordable for-sale housing projects under a self-help housing program.

The Hawaii Housing Finance and Development Corporation; Department of Business, Economic Development and Tourism; HomeOwnership Center Housing & Land Trust; Kauai Habitat for Humanity; Nā Hale O Maui; The Chamber of Commerce Hawaii; Maui Chamber of Commerce; Gentry Homes, Ltd; Hawaii Association of

HB959 HD1 HSCR HSG HMS 2019-1739

REALTORS; O'ahu County Committee on Legislative Priorities of the Democratic Party of Hawai'i; Partners in Housing; Building Industry Association of Hawaii; and a few individuals submitted testimony in support of this measure. Hawaiian Community Assets; Hawaii HomeOwnership Center; Habitat for Humanity Maui; Honolulu Habitat for Humanity; and Hawaii Habitat for Humanity Association submitted testimony to offer comments on this measure.

Your Committees have amended this measure by:

- (1) Providing housing trust organizations with flexibility in the manner in which the properties are kept affordable by deleting the reference to the housing trust organizations retaining the fee simple ownership of affordable housing units;
- (2) Incorporating language into Part III of the measure to recognize the need for preserving existing affordable rental units, the role of self-help nonprofits in transitioning affordable rental units into affordable homeownership units, and the role of community development financial institutions in financing affordable homeownership units by leveraging public and private capital;
- (3) Changing its effective date to January 1, 2050, to promote further discussion; and
- (4) Making technical, nonsubstantive amendments for clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing and Economic Development & Business that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 959, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 959, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

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Respectfully submitted on behalf of the members of the Committees on Housing and Economic Development & Business,

ANGUS L.K. McKELVEY, Chair

TOM BROWER, Chair

## State of Hawaii House of Representatives The THIRTIETH Legislature

## **Record of Votes of the Committee on Housing**

HB 959	HSO/E	Referral: DB, OPC, F	111	Date: 1	-5-10	1			
☐ 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 Membe	ers	Ayes	Ayes (W	R)	Nays	Excused			
1. BROWER, Tom (C)									
2. MATAYOSHI, Scot Z. (	VC)								
3. AQUINO, Henry J.C.									
4. CULLEN, Ty J.K.		/							
		and the second second							
5. HASHEM, Mark J.									
6. HASHIMOTO, Troy N.									
7. WOODSON, Justin H.					T. V. T.				
8. McDERMOTT, Bob									
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TOTAL (8)		6	ষ্		þ				
The recommendation is:	Adopted	☐ Not Adopted	d	<u> </u>		-			
	If joint referral,	ommittee acronym(s)	did not	support reco	mmendation.	j			
Vice Chair's or designee's signature:									
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO									
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO									

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## **Record of Votes of the Committee on Economic Development & Business**

Bill/Resolution No.: HB 959	Committee Referral: FF	Date:	2-5-10	7					
☐ 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)									
EDB Members	Ayes	Ayes (WR)	Nays	Excused					
1. McKELVEY, Angus L.K. (C)									
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2. KITAGAWA, Lisa (VC)									
3. ELI, Stacelynn K.M.			on e <sup>tro</sup> mae uno le cemano le						
4. ICHIYAMA, Linda									
5 IOUANGON Agran Ling									
5. JOHANSON, Aaron Ling				10.44					
6. QUINLAN, Sean									
7. YAMASHITA, Kyle T.				<u> </u>					
8. MATSUMOTO, Lauren									
·									
TOTAL (8)	8	Ø	Ø	Ø					
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									