

STAND. COM. REP. NO.

2760

Honolulu, Hawaii

FEB 14 2020

RE: S.B. No. 2396
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirtieth State Legislature
Regular Session of 2020
State of Hawaii

Sir:

Your Committees on Energy, Economic Development, and Tourism and Housing, to which was referred S.B. No. 2396 entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose and intent of this measure is to require affordable housing to be included as part of the development or redevelopment plan for state transit-oriented development along the rail transit corridor.

Your Committees received testimony in support of this measure from the Office of Planning and two individuals. Your Committees received comments on this measure from the Chamber of Commerce Hawaii and Building Industry Association Hawaii.

Your Committees find that there is a severe lack of affordable housing and is in critical need of the development and construction of affordable housing units. Your Committees further find that the transit-oriented development associated with the construction of a rail transit system on Oahu has the potential to fulfill a housing goal of developing a significant number of affordable housing units. Your Committees believe that requiring an affordable housing component as part of development and redevelopment of state properties along the rail transit line will increase the affordable housing stock and encourage use of the transit system. This measure will assist in focusing the State's



efforts on affordable housing and promote the benefits of the rail system.

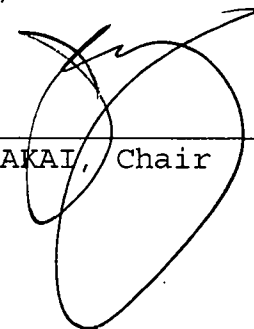
Your Committees have amended this measure by:

- (1) Requiring the housing units be reserved for residents who are residents of the State, will personally occupy the unit, and own no other real property, instead of an income requirement;
- (2) Exempting the rail transit corridor located in Halawa from being required to have its development plan include housing units; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Energy, Economic Development, and Tourism and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2396, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2396, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committees on Energy, Economic
Development, and Tourism and
Housing,

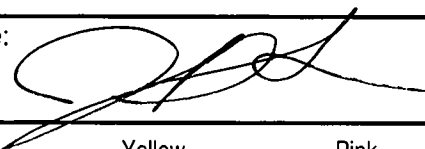

STANLEY CHANG, Chair


GLENN WAKAI, Chair



The Senate
Thirtieth Legislature
State of Hawai'i

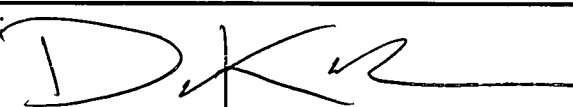
Record of Votes
Committee on Energy, Economic Development, and Tourism
EET

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 2396	EET/HOU, WAM	2/6/2020		
<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 type="checkbox"/> Pass, unamended 2312	<input checked="" type="checkbox"/> Pass, with amendments 2311	<input type="checkbox"/> Hold 2310		
<input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
WAKAI, Glenn (C)	/			
TANIGUCHI, Brian T. (VC)				/
INOUYE, Lorraine R.	/			
KEOHOKALOOLE, Jarrett	/			
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 File with Committee Report	Yellow Clerk's Office	Pink Drafting Agency	Goldenrod Committee File Copy	

*Only one measure per Record of Votes

The Senate
Thirtieth Legislature
State of Hawai'i

Record of Votes
Committee on Housing
HOU

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 2396	EET/HOU, WAM	2-6-20		
<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 type="checkbox"/> Pass, unamended 2312 <input checked="" 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)	✓			
KANUHA, Dru Mamo (VC)	✓			
MORIWAKI, Sharon Y.	✓			
THIELEN, Laura H.	✓			
FEVELLA, Kurt	✓			
TOTAL	5			
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