STAND. COM. REP. NO. **56** -22

Honolulu, Hawaii

MAR 3 1 , 2022

RE: H.R. No. 89 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2022 State of Hawaii

Sir:

Your Committee on Housing, to which was referred H.R. No. 89 entitled:

"HOUSE RESOLUTION CONVENING A WORKING GROUP ON THE GOVERNANCE OF HOUSING SUBDIVISIONS IN THE PUNA DISTRICT, HAWAII COUNTY,"

begs leave to report as follows:

The purpose of this measure is to convene a working group on the governance of housing subdivisions in the Puna District, Hawaii County.

Your Committee did not receive any testimony on this measure.

Your Committee finds that certain large subdivisions that were approved in the 1960s did not require the creation of a homeowners' association for the governance of shared roads or other services in the subdivision. Your Committee also finds that in the absence of a homeowners' association or other entity to collect maintenance fees from homeowners to cover large community expenses, such as the maintenance and improvement of subdivision roads and other services on the property, subdivision roads and other public spaces in these subdivisions fell into disrepair, which has led to health and safety concerns in the community. This measure addresses the concerns of these subdivisions by convening a working group to review procedures and administrative rules governing condominium associations to establish a framework

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for the governance of subdivisions without a homeowners' association.

Your Committee has amended this measure by:

- Requesting the Department of Commerce and Consumer Affairs to convene the working group;
- (2) Amending the composition of the working group and updating the recipients of certified copies of this measure accordingly;
- (3) Amending its title in accordance with its amended purpose; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee concurs with the intent and purpose of H.R. No. 89, as amended herein, and recommends that it be referred to your Committee on Consumer Protection & Commerce in the form attached hereto as H.R. No. 89, H.D. 1.

> Respectfully submitted on behalf of the members of the Committee on Housing,

NADINE K NAKAMURA, Chair

State of Hawaii House of Representatives The Thirty-first Legislature

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Record of Votes of the Committee on Housing

l	ttee Referral:	Date:	Date: 3-22-22		
☐ The committee is reconsidering its previous decis	,	'			
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 Members	Ayes	Ayes (WR)	Nays	Excused	
1. NAKAMURA, Nadine K. (C)	X				
2. HASHIMOTO, Troy N. (VC)	×				
3. AQUINO, Henry J.C.	X				
4. CLARK, Linda	416.5			X	
5. ILAGAN, Greggor	×				
6. KITAGAWA, Lisa	X				
7. LoPRESTI, Matthew S.			Had Kasama di ja	X	
8. TAKUMI, Roy M.	×				
9. McDERMOTT, Bob				X	
TOTAL (9)	6			3	
The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)					
Vice Chair's or designee's signature: Mullie K. Muhn					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					