

STAND. COM. REP. NO.

1905

Honolulu, Hawaii

, 2023

MAR 24

RE: S.B. No. 1286  
S.D. 1  
H.D. 2

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-Second State Legislature  
Regular Session of 2023  
State of Hawaii

Sir:

Your Committee on Judiciary & Hawaiian Affairs, to which was referred S.B. No. 1286, S.D. 1, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY,"

begs leave to report as follows:

The purpose of this measure is to provide additional means to increase the supply of housing in Hawaii by allowing the Hawaii Community Development Authority to conduct a pilot program to lease real property on one parcel in the Kakaako Community Development District for a term of ninety-nine years.

Your Committee received testimony in support of this measure from the Department of Business, Economic Development, and Tourism; and Hawai'i Community Development Authority. Your Committee received comments on this measure from the Office of Hawaiian Affairs.

Your Committee finds that leasehold housing units are generally more affordable than fee simple housing units. This measure is intended to make home ownership more attainable for Hawaii's residents who may be unable to afford fee simple housing.

Your Committee has amended this measure by:

2023-2797 SB1286 HD2 HSCR HMSO



- (1) Clarifying that the pilot program is for the leasing of all or any portion of the real property constituting only one redevelopment project for one project in the Kakaako Community Development District;
- (2) Clarifying that sales under the pilot program are related to the sale of the leasehold interest; and
- (3) 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 Judiciary & Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 1286, S.D. 1, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as S.B. No. 1286, S.D. 1, H.D. 2.

Respectfully submitted on  
behalf of the members of the  
Committee on Judiciary &  
Hawaiian Affairs,



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DAVID A. TARNAS, Chair



