

STAND. COM. REP. NO. 310

Honolulu, Hawaii

FEB 15 2023

RE: S.B. No. 330  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Second State Legislature  
Regular Session of 2023  
State of Hawaii

Sir:

Your Committees on Housing and Water and Land, to which was referred S.B. No. 330 entitled:

"A BILL FOR AN ACT RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION,"

beg leave to report as follows:

The purpose and intent of this measure is to authorize the Hawaii Housing Finance and Development Corporation (HHFDC) the right of first refusal for the development of property for all development on state lands, excluding Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within a one-half mile radius of a rail transit station, provided there is a transfer of any property interest, including a leasehold interest, in state lands that are within a one-half mile radius of a rail transit station.

Your Committees received testimony in support of this measure from the Hawaii Public Housing Authority. Your Committees received comments on this measure from the Department of Land and Natural Resources, Department of Hawaiian Home Lands, and Department of the Attorney General.

Your Committees find that there is a severe shortage of affordable housing in the State. Providing HHFDC with the opportunity to obtain control of and develop affordable housing on



state lands near rail transit stations will help to increase the State's inventory of affordable housing.

Your Committees have amended this measure by:

- (1) Exempting lands within the Stadium Development District from this measure;
- (2) Incorporating language recommended by the Department of the Attorney General, which:
  - (A) Clarifies that the proposed development or transfer of any fee simple or leasehold property interest shall trigger HHFDC's right of first refusal;
  - (B) Provides HHFDC with sixty days advance notice of any proposed development or transfer of property interest; and
  - (C) Establishes a sixty-day deadline for HHFDC to exercise its right of first refusal; 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 Housing and Water and Land that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 330, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 330, S.D. 1, and be referred to your Committee on Ways and Means.

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

  
LORRAINE R. INOUE, Chair

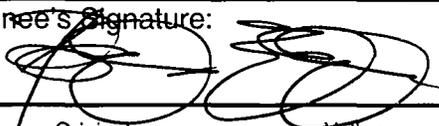
  
STANLEY CHANG, Chair





The Senate  
 Thirty-Second Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Water and Land**  
**WTL**

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 330	HOU/WTL, WAM	02/09/2023		
<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
INOUYE, Lorraine R. (C)	✓			
ELEFANTE, Brandon J.C. (VC)	✓			
CHANG, Stanley	✓			
MCKELVEY, Angus L.K.	✓			
FEVELLA, Kurt				✓
<b>TOTAL</b>	4	ϕ	ϕ	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