

Honolulu, Hawaii

APR 04 2025

RE: H.B. No. 1325
H.D. 3
S.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Sir:

Your Committees on Ways and Means and Judiciary, to which was referred H.B. No. 1325, H.D. 3, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO HOUSING,"

beg leave to report as follows:

The purpose and intent of this measure is to protect vulnerable communities from displacement.

More specifically, the measure:

- (1) Requires developers of affordable housing projects under the Hawaii Housing Finance and Development Corporation that are completed with state or federal funds and that result in the displacement or eviction of tenants from existing rental properties to:
 - (A) Grant certain tenants who are displaced or evicted by the proposed affordable housing project the right of first refusal of a comparable unit in that housing project at an affordable rate or establish a fund to provide relocation benefits and offer assistance to the tenants;
 - (B) Provide information to the tenants, either directly or through a contracted service, on how tenants may



obtain assistance and exercise the right of first refusal; and

- (C) Establish procedures to maintain communication with displaced and evicted tenants; and
- (2) Provides that a developer's failure to comply shall subject the developer to certain actions by the Hawaii Housing Finance and Development Corporation.

Your Committees received written comments in support of this measure from the Hawaii Housing Finance and Development Corporation, Adult Friends for Youth, Chamber of Commerce of Hawaii, Democratic Party of Hawaii, Hawaii Appleseed Center for Law and Economic Justice, Hawaii Children's Action Network Speaks!, Hawaii Workers Center, Hawaii YIMBY, Kokua Kalihi Valley Comprehensive Family Services, Lahaina Strong, Medical-Legal Partnership for Children in Hawaii, Parents and Children Together, We Are One, Inc., and numerous individuals.

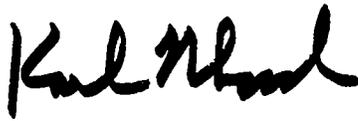
Your Committees received written comments in opposition to this measure from NAIOP Hawaii.

Your Committees find that efforts to address the ongoing housing crisis in the State by increasing the housing supply have sometimes led to the unintended consequence of displacing tenants from properties marked for redevelopment. Your Committees further find that displacement, whether from rising rents or redevelopment, disrupts individuals, families, and communities, especially vulnerable populations who lose not only their homes but also their critical support systems. Your Committees believe that in addition to increasing affordable housing, it is vital to prevent unnecessary displacement and ensure that publicly subsidized developers offer displaced tenants the right of first refusal for comparable units or provide relocation assistance.

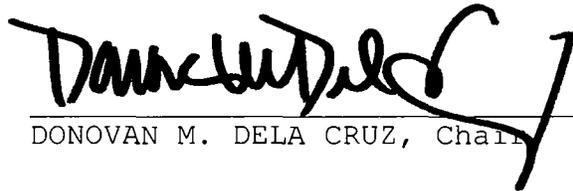
As affirmed by the records of votes of the members of your Committees on Ways and Means and Judiciary that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1325, H.D. 3, S.D. 1, and recommend that it pass Third Reading.



Respectfully submitted on
behalf of the members of the
Committees on Ways and Means
and Judiciary,



KARL RHOADS, Chair



DONOVAN M. DELA CRUZ, Chair



The Senate
Thirty-Third Legislature
State of Hawai'i

Record of Votes
Committee on Ways and Means
WAM

Bill / Resolution No.:* HB1305 HD3 SD1	Committee Referral: HOU/CPN, WAM/JPC	Date: 4/1/2025		
<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 checked="" type="checkbox"/> Pass, unamended 2312 <input type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	X			
MORIWAKI, Sharon Y. (VC)	X			
AQUINO, Henry J.C.	X			
DECOITE, Lynn				X
ELEFANTE, Brandon J.C.	X			
HASHIMOTO, Troy N.	X			
INOUYE, Lorraine R.	X			
KANUHA, Dru Mamo	X			
KIDANI, Michelle N.	X			
KIM, Donna Mercado	X			
LEE, Chris	X			
WAKAI, Glenn	X			
FEVELLA, Kurt	X			
TOTAL	12	0	0	1
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

