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February 12, 2008

Representative Maile S. L. Shimabukuro, Chair
Committee on Human Services & Housing
House of Representatives
Hawaii State Capitol
415 South Beretania Street, Room 420
Honolulu, Hawaii 06813

LATE TESTIMONY

Re: House Bill 2662

Dear Representative Shimabukuro:

As a partner in a development of an affordable housing condominium project, we support the provisions in House Bill 2662 to exempt new multi-family housing condominium developments of fifty units or more from certain state and county affordable housing requirements.

We believe that the proposed exemptions of House Bill 2662 will result in the needed balance of government and the private sector's roles in the development of affordable housing in the State of Hawaii by addressing the following:

Facilitator Role of Government

This bill relates to privately owned lands or lands temporarily owned by the State of Hawaii or any of its counties as a facilitator of affordable housing and therefore should not be subject to the shared appreciation equity program and the ten-year occupancy requirements and transfer restrictions in sections 201H-47 and 201H-49.

Restrictions

This bill still provides for affordability with a three-year occupancy requirement and transfer restrictions.

Sincerely,

Island-Waipahu LLC


Keith S. Kogachi
Vice President

Bryan J. Baptiste
Mayor



Housing Director

Gary K. Heu
Administrative Assistant

Kenneth N. Rainforth
Executive on Housing

KAUAI COUNTY HOUSING AGENCY
Piikoi Building 4444 Rice Street Suite 330
Lihue, Hawaii 96766

February 12, 2008

The Honorable Maile S. Shimabukuro, Chair
The Honorable Karl Rhoads, Vice Chair
and Committee Members
Committee on Human Services & Housing

LATE TESTIMONY

The House of Representatives
The Twenty-Fourth Legislature
Regular Session of 2008

SUBJECT: Opposition to House Bill 2662, Relating to Affordable Housing
Committee: HSH
Hearing: February 12, 2008 8:40 AM Conference Room 329

The Kaua'i County Housing Agency (KCHA) opposes House Bill 2662.

The KCHA believes this bill would supersede County home rule. HB 2662 would be contrary to the intent of Kaua'i County's recently adopted Housing Policy Ordinance, in which substantially longer periods of affordability are required, and the location of affordable housing is spread throughout or in reasonable proximity to the communities generating the need for workforce housing. Housing developed pursuant to affordable housing requirements of a development should comply with County housing policy.

We further believe that housing produced pursuant to exemptions afforded by HRS 201H should maintain the community benefits of shared appreciation and buyback pursuant to existing statute.

We reiterate our opposition to HB 2662. Thank you for the opportunity to provide testimony.

Sincerely,

KENNETH N. RAINFORTH
Executive on Housing

