

Linda Lingle
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

April 22, 2009, 10:00 a.m.
Room 325, State Capitol

In consideration of
S.C.R. 81

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO REVIEW THE FEASIBILITY OF DEVELOPING SINGLE ROOM OCCUPANCY DWELLINGS IN TRANSIT ORIENTED DEVELOPMENT PROJECTS, TO ALLEVIATE THE AFFORDABLE HOUSING SHORTAGE.

The HHFDC supports the intent of S.C.R. 81. Single room occupancy dwellings can be an important affordable housing option for low-income individuals.

Thank you for the opportunity to testify.



**SCR 81 (SSCR 1106) Requesting the Hawaii Housing Finance and
Development Corporation to Review the Feasibility of
Developing Single Room Occupancy Dwellings in Transit Oriented
Development Projects, to Alleviate the Affordable Housing
Shortage**

House Committee on Housing

April 22, 2009
325

10:00 a.m.

Room

The Office of Hawaiian Affairs supports the purpose and intent of SCR 81 (SSCR 1006).

The growing affordable housing problem is one of the most critical issues faced by our communities, especially our Native Hawaiian communities. This issue seems to have many of our families struggling to find adequate housing near their place of employment in the urban cores in order to make ends meet.

Urban cores with mixed-use housing need the affordable units because the jobs are there and until neighborhoods are built, instead of subdivisions, families need to be where the jobs are. Transit-oriented development can be another opportunity to get our citizens living near an area that will get them to their place of employment by keeping their transportation costs to a minimum.

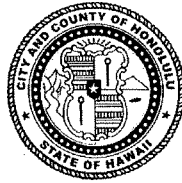
OHA recognizes that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework. Transit-oriented development will provide one of the many physical frameworks needed for Hawai'i's residents.

Third-party review and certification to expedite the process and issuance of building permits for an affordable housing project will assist to keep the cost down.

Mahalo for this opportunity to provide this testimony and request your support.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 768-8041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov



MUFI HANNEMANN
MAYOR

DAVID K. TANOUE
DIRECTOR
ROBERT M. SUMITOMO
DEPUTY DIRECTOR

April 22, 2009

The Honorable Rida Cabanilla, Chair
and Members of the Committee on Housing
State House of Representatives
State Capitol
Honolulu, Hawaii 96813

Dear Chair Cabanilla and Members:

**Subject: Senate Concurrent Resolution 87 SD1
Relating to an HHFDC Task Force on Affordable Housing**

The Department of Planning and Permitting provides **comments** on SCR 87 SD1, which urges the Hawaii housing finance and development corporation (HHFDC) to establish a task force to identify core affordable housing approval procedures.

The delivery and maintenance of affordable housing is a long-standing public issue. It is a complex one, with many different stakeholders, each with slightly different goals, missions and limitations. Even if HHFDC were given financial assistance to support the task force, it is doubtful that any "silver bullet" will be discovered, given the many past attempts to do so and especially given the 2010 deadline. Even within the City and County of Honolulu, it is difficult to find common ground on how public policy should address affordable housing.

As an alternative, SCR 87 could be further narrowed to focus on a particular affordable housing issue, such as rental stock preservation, or financing shortfalls, or other pressing issue defined by HHFDC.

Thank you for this opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue", is written over a horizontal line.

David K. Tanoue, Director
Department of Planning and Permitting

DKT: jmf
scr87sd1-kst.doc