

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
HOUSE COMMITTEE ON WATER, LAND & OCEAN RESOURCES

February 3, 2009, 10:00 a.m.
Room 325, State Capitol

In consideration of
H.B. 2526
RELATING TO AFFORDABLE HOUSING.

The HHFDC ***supports*** H.B. 2526, an Administration bill. In 2007, Governor Lingle convened the Affordable Housing Regulatory Barriers Task Force in response to the U.S. Department of Housing and Urban Development's National Call to Action. The Task Force's main objective is to identify barriers to affordable housing development in Hawaii and to recommend appropriate solutions. This bill is part of the Task Force's recommendations.

One of the regulatory barriers identified by the Task Force is that non-discretionary, ministerial permits that are issued subsequent to approval of an affordable housing project take a significant amount of time to issue. To remedy this, the Task Force recommended the establishment of standard timeframes that govern permit issuances for affordable housing projects.

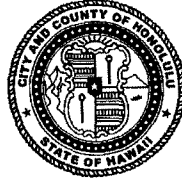
Accordingly, this bill requires state and county agencies to issue any ministerial permits associated with an approved affordable housing project within 45 days from the time of acceptance of the permit application for the project. The bill also creates a cap on the number of reviews allowed.

Thank you for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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MUFI HANNEMANN
MAYOR



DAVID K. TANOUÉ
DIRECTOR
ROBERT M. SUMITOMO
DEPUTY DIRECTOR

February 3, 2010

The Honorable Rida Cabanilla, Chair
and Members of the Committee on Housing

The Honorable Ken Ito, Chair
and Members of the Committee on Water,
Land & Ocean Resources
State House of Representatives
State Capitol
Honolulu, Hawaii 96813

Dear Chairs Cabanilla, Ito and Members:

**Subject: House Bill No. 2526
Relating to Affordable Housing**

The Department of Planning and Permitting **opposes** House Bill No. 2526 because it imposes unrealistic deadlines and unreasonable restrictions on the counties' review of ministerial permits for affordable housing projects under Section 201H, Hawaii Revised Statutes.

The purpose of ministerial permits for building, grading, construction in county roadways, etc., is to ensure public health and safety, to safeguard life and limb and to protect both private and public property.

Projects, whether affordable or not, that are not properly reviewed and approved would create financial, legal, and other related impacts. It is vital that persons in the county with expertise have the opportunity and time to properly review and approve permits to ensure the public's health and safety is accounted for. A rushed review, or insufficient review, could result in safety issues, negative environmental impacts, code violations, etc.

Dictating a rigid forty-five day time limit for the review and issuance of any ministerial permits and limiting the counties to performing no more than two comprehensive reviews on the permits would unreasonably limit county compliance with the laws and regulations that must be enforced to ensure public health and safety. The county needs to maintain the ability to perform necessary reviews to ensure that a project satisfies all the applicable statutory requirements and receives a properly issued permit.

The Honorable Rida Cabanilla, Chair
and Members of the Committee on Housing

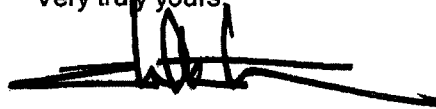
The Honorable Ken Ito, Chair
and Members of the Committee on Water,
Land & Ocean Resources
State House of Representatives
February 3, 2010
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In our experience, the main reason that a permit needs to be reviewed more than once is because the application and plans are incomplete or the applicant fails to address the reviewer's comments and/or provide the requested documentation. This bill does not place any responsibility on the project's developer and consultants to ensure that their permit applications are complete, that timely responses to our comments are provided, and requested documentation or corrections are made.

Accordingly, we respectfully request that House Bill No. 2526 be amended or filed.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Tanoue', is written over a horizontal line. The signature is stylized and somewhat cursive.

David K. Tanoue, Director
Department of Planning and Permitting

DKT: jmf
hb2526-ms.doc



February 3, 2010

The Honorable Rida Cabanilla, Chair
Committee on Housing
The Honorable Ken Ito, Chair
Committee on Water, Land and Ocean Resources
State House of Representatives
State Capitol, Room 325
Honolulu, Hawaii 96813

Dear Chairs Cabanilla and Ito, and Members:

Subject: House Bill No. HB 2526 Relating to Affordable Housing

My name is Jim Tollefson, President of the Chamber of Commerce of Hawaii. The Chamber of Commerce of Hawaii works on behalf of its members and the entire business community to:

- Improve the state's economic climate
- Help businesses thrive

The Chamber supports H.B. No. 2526.

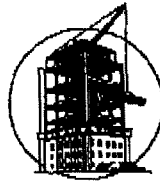
The bill proposes to amend Chapter 201H HRS by requiring all state and county ministerial permits for a "government assisted housing program" be issued within 45 days of the application.

The subject bill is the result of a United States Department of Housing and Urban Development program initiated in 2007 called the National Call to Action for Affordable Housing Thru Regulatory Reform. The Call to Action presented an opportunity for Hawaii to receive technical assistance from the federal government and collaborate with other states, counties, municipalities, and organizations to knock down the barriers imposed by governments in hopes of building more affordable housing.

The subject bill is intended to address this specific area and expedite the issuance of ministerial permits for government assisted housing projects.

We strongly support HB 2526.

Thank you for this opportunity to express our views.



HAWAII BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO

GENTRY PACIFIC DESIGN CENTER, STE. 215A • 580 N. NIMITZ HIGHWAY, #50 • HONOLULU, HAWAII 96817
(808) 524-2249 • FAX (808) 524-6893

NOLAN MORIWAKI

President

Bricklayers & Ceramic Tile Setters
Local 1 & Plasterers/Cement
Masons Local 690

February 2, 2010

JOSEPH O'DONNELL

Vice President

Iron Workers Local 625

DAMIEN T. K. KIM

Financial Secretary

International Brotherhood of
Electrical Workers Local 1186

Honorable Representative Rita Cabanilla, Chair
Honorable Representative Pono Chong, Vice Chair
Members of the House Committee on Housing
Hawaii State Capital
415 South Beretania Street
Honolulu, HI 96813

ARTHUR TOLENTINO

Treasurer

Sheet Metal Workers I.A. Local 293

RE: IN SUPPORT OF HB 2526
RELATING TO AFFORDABLE HOUSING
Hearing: Wed., Feb. 3, 2010, 10:00 a.m., Room 325

REGINALD CASTANARES

Trustee

Plumbers & Fitters Local 575

THADDEUS TOMEI

Elevator Constructors Local 126

Dear Chair Cabanilla, Vice Chair Chong and the House Committee on
Housing:

MALCOLM K. AHLO

Carpet, Linoleum, & Soft Tile
Local 1298

For the Record my name is Buzz Hong, the Executive Director for
the Hawaii Building & Construction Trades Council, AFL-CIO. Our
Council is comprised of 16-construction unions and a membership
of 26,000 statewide.

JOSEPH BAZEMORE

Drywall, Tapers, & Finishers
Local 1944

The Council **SUPPORTS** the passage of HB2526 that expedites the
construction of affordable housing units by requiring ministerial
permits associated with the project to be issued by the state or
county within forty-five days of acceptance of the permit
application for the project.

RICHARD YACGERE

Glaziers, Architectural Metals &
Glassworkers Local Union 1889

RONAN KOZUMA

Hawaii Teamsters & Allied
Workers Local 966

Thank you for the opportunity to submit this testimony in support
of HB 2526.

GARY AYCOCK

Boilermakers, Ironship Builders
Local 627

Sincerely,

LYNN KINNEY

District Council 50
Painters & Allied Trades
Local 1791

W. Hong/dg

KALANI MAHOE

Operating Engineers Local 3

William "Buzz" Hong
Executive Director

PETER GANABAN

Laborers' International Union of North
America Local 368

WBH/dg

DOUGLAS FULP

International Association of
Heat & Frost Insulators
& Allied Workers Local 132