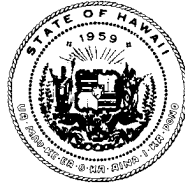


SCR93

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

SENATE COMMITTEE ON EDUCATION AND HOUSING

March 22, 2010 2:00 p.m.
Room 225, State Capitol

In consideration of

S.C.R. 93 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 opposes S.C.R. 93 because it is not able to undertake the review due to budgetary constraints, the hiring freeze, and the considerable amount of compliance and reporting obligations the HHFDC now has incurred since its receipt of federal stimulus funds.

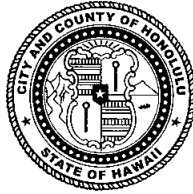
HHFDC believes that Single Room Occupancy dwellings can be an important part of the solution to the lack of affordable housing. However, we note that in 2009, the City and County of Honolulu Department of Planning and Permitting testified that it was already actively preparing for Transit Oriented Development (TOD) with the development of neighborhood TOD plans, and subsequent zoning and financial mechanisms to guide private sector projects toward meeting adopted community values and opportunities, and that affordable housing is one of the topics being studied.

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
TELEPHONE: (808) 768-8000 • FAX: (808) 768-6041
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MUFI HANNEMANN
MAYOR



DAVID K. TANOUE
DIRECTOR
ROBERT M. SUMITOMO
DEPUTY DIRECTOR

March 22, 2010

The Honorable Norman Sakamoto, Chair
and Members of the Committee on Education and Housing
The Honorable J. Kalani English, Chair
and Members of the Committee on Transportation,
International and Intergovernmental Affairs
State Senate
State Capitol
Honolulu, Hawaii 96813

Dear Chairs Sakamoto, English and Members:

**Subject: Senate Concurrent Resolution No. 93
Relating to Single Room Occupancy
Dwellings in TOD Projects**

The Department of Planning and Permitting **supports** Senate Concurrent Resolution No. 93 which requests the Hawaii Housing Finance and Development Corporation (HHFDC) to review the feasibility of developing single room occupancy dwellings (SROs) in transit-oriented development (TOD) projects.

The City's ongoing neighborhood TOD planning efforts have clearly identified the need for affordable housing opportunities in communities near transit stations. Households near transit stations have greater access to jobs, services, and recreation, without the need to own a private automobile. They have lower total transportation costs and contribute to higher transit ridership. SRO is part of the TOD housing mix that will need to be explored for Honolulu.

HHFDC can promote and enable affordable housing projects, like SROs, through partnerships with private and public entities. Ultimately, SROs will need to take into account the special development rules that will be in place around transit stations.

The Honorable Norman Sakamoto, Chair
and Members of the Committee on Education and Housing
The Honorable J. Kalani English, Chair
and Members of the Committee on Transportation,
International and Intergovernmental Affairs
State Senate
Senate Concurrent Resolution No. 93
March 22, 2010
Page 2 of 2

Accordingly, we respectfully request that Senate Concurrent Resolution No. 93 be adopted.

Thank you for the opportunity to testify.

Very truly yours,


David K. Tanoue, Director
Department of Planning and Permitting

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scr93-sy.doc

sakamoto2 - Erin

From: mailinglist@capitol.hawaii.gov
Sent: Friday, March 19, 2010 10:35 PM
To: EDH Testimony
Cc: Mitchells019@hawaii.rr.com
Subject: Testimony for SCR93 on 3/22/2010 2:00:00 PM

Testimony for EDH/TIA 3/22/2010 2:00:00 PM SCR93

Conference room: 225
Testifier position: support
Testifier will be present: Yes
Submitted by: Samuel Mitchell
Organization: Individual
Address: 1043 Kinau St. Apt-301 Honolulu, Hawaii 96814
Phone: 808-349-4279
E-mail: Mitchells019@hawaii.rr.com
Submitted on: 3/19/2010

Comments:

The state should look into allowing tube hostels in Hawaii like what they have in Japan. This would allow single persons to have a secured place to sleep, a public bathroom, shower and a place to have their clothing washed. The state could also ask FEMA to fund building shelters out of old shipping containers, these temporary housing would be provided with Solar panels to be used as homeless or emergency housing. P.S. There is a company on Sand Island that is already doing this. This low cost housing would help stabilize rents in Hawaii and provide the homeless with affordable housing.