

SB2047

Increases the time the county councils have to review affordable housing projects from 45 to 60 days.



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 WATER, LAND AND HOUSING
SENATE COMMITTEE ON PUBLIC SAFETY, GOVERNMENT OPERATIONS
AND MILITARY AFFAIRS
February 7, 2012 at 1:15 p.m.
Room 225, State Capitol

In consideration of
S.B. 2047 RELATING TO HOUSING.

The HHFDC **supports S.B. 2047 with a proposed amendment.** S.B. 2047 would extend the amount of time for county legislative bodies to act on affordable housing projects processed using HHFDC's expedited approval powers under section 201H-38 Hawaii Revised Statutes.

In discussions on this bill, county housing officials have informed HHFDC that, given the ability of county councils to approve, approve with modification, or disapprove of affordable housing projects under section 201H-38, it is difficult to complete a thorough review within the current 45 day period. Accordingly, the HHFDC is willing to support the extension of the time limit from 45 to 60 days, along with other amendments to simplify the review of 201H projects by the counties.

HHFDC's proposed amendment would amend page 2, lines 15 through 22 of S.B. 2047 to read as follows:

- (A) The legislative body shall approve [~~approve with modification,~~] or disapprove the project by resolution within [~~forty-five~~] sixty days after the corporation has submitted the preliminary

plans and specifications for the project to the legislative body. If on the [~~forty-sixth~~] sixty-first day a project is not disapproved, it shall be deemed approved by the legislative body;

We respectfully request your consideration of our proposed amendment. Thank you for the opportunity to testify.

William P. Kenoi
Mayor



Stephen J. Arnett
Housing Administrator

Niniau K. Simmons
Assistant Housing
Administrator

County of Hawai'i

Office of Housing and Community Development

50 Wailuku Drive • Hilo, Hawai'i 96720 • (808) 961-8379 • Fax (808) 961-8685
KONA: 74-5044 Ane Keohokalole Highway • Kailua-Kona, Hawai'i 96740
(808) 323-4305 • Fax (808) 323-4301

February 6, 2012

The Honorable Will Espero, Chair
The Honorable Michelle Kidani, Vice Chair
and Committee Members
Committee on Public Safety, Government Operations
and Military Affairs

Twenty-Sixth Legislature
Regular Session of 2012

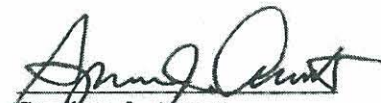
SUBJECT: Senate Bill 2047
Hearing Date: 02/07/2012
Time: 1:15 PM
Conference Room: 225

The Office of Housing and Community Development (OHCD) **opposes** Senate Bill 2047.

The OHCD has concerns about lengthening the government review period (in excess of 45 days) for housing projects that are eligible for regulatory exemptions under Hawai'i Revised Statutes (HRS) 201H-38. A longer review period would defeat the purpose of the original law – expediting affordable housing projects through the regulatory process.

Increased time for review, more often than not, results in increased costs to the developer, and causes a ripple effect to the intended occupants.

Thank you for your careful consideration of the negative impacts of this bill.


Stephen J. Arnett
Housing Administrator



EQUAL HOUSING OPPORTUNITY
"HAWAII COUNTY IS AN EQUAL OPPORTUNITY
PROVIDER AND EMPLOYER"

Council Chair
Danny A. Mateo

Vice-Chair
Joseph Pontanilla

Council Members
Gladys C. Baisa
Robert Carroll
Elle Cochran
Donald G. Couch, Jr.
G. Riki Hokama
Michael P. Victorino
Mike White




Director of Council Services
Ken Fukuoka

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/council

February 6, 2012

TO: Honorable Donovan M. Dela Cruz, Chair
Senate Committee on Water, Land and Housing
and
Honorable Will Espero, Chair
Senate Committee on Public Safety Government Operations and Military Affairs

FROM: Robert Carroll
Council Member, East Maui 

DATE: Tuesday, February 7, 2012

SUBJECT: **SUPPORT SB 2047, RELATING TO HOUSING**

I support SB 2047 for the reasons cited in testimony submitted by the Hawaii State Association of Counties President, and urge you to support this measure.

Hawai'i State Association of Counties (HSAC)
Counties of Kaua'i, Maui, Hawai'i & City & County of Honolulu

February 6, 2012

TESTIMONY OF MEL RAPOZO
PRESIDENT, HAWAII STATE ASSOCIATION OF COUNTIES
ON

S.B. NO. 2047, RELATING TO HOUSING

Committee on Water, Land, and Housing
Committee on Public Safety, Government Operations, and Military Affairs
Tuesday, February 7, 2012
1:15 P.M.
Conference Room 225

Dear Chair Dela Cruz, Chair Espero and Committee Members:

Thank you for this opportunity to submit testimony in **strong support** of S.B. No. 2047, Relating to Housing. My testimony is submitted in my capacity as President of the Hawai'i State Association of Counties (HSAC).

HSAC is in full support of S.B. No. 2047, which proposes to amend Section 201 H-38(a)(3) of the Hawai'i Revised Statutes (HRS) to increase the amount of time the county councils have to review affordable housing projects submitted pursuant to Section 201 H-38, HRS, from forty-five days to sixty days.

Currently, the forty-five day window for the county councils to approve, approve with modification, or disapprove an affordable housing project submitted pursuant to Section 201 H-38, HRS, is too short of a timeframe to have any meaningful discussion on a proposed project. Increasing the review period to sixty days provides the county councils to exercise their due diligence in evaluating a proposed project, and will still provide for an expedited review.

For the reason stated above, HSAC is in strong support of S.B. No. 2047 and asks for your favorable support.

Again, thank you for this opportunity to submit testimony.

Sincerely,



MEL RAPOZO
President, HSAC