



**HPCA**

HAWAII PRIMARY CARE ASSOCIATION

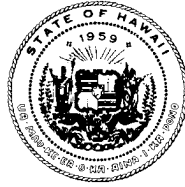
**House Committee on Housing**  
The Hon. Mark J. Hashem, Chair  
The Hon. Jo Jordan, Vice Chair

**Testimony in Support of House Bill 829**  
**Relating to Affordable Housing**  
**Submitted by Robert Hirokawa, Chief Executive Officer**  
**February 2, 2015, 8:30 am, Room 329**

The Hawaii Primary Care Association (HPCA), which represents the federally qualified community health centers in Hawaii, supports House Bill 829, which seeks to facilitate affordable housing as a part of transit-oriented development

The HPCA is a staunch believer in the social determinants of health, those economic and social conditions that influence an individual and a community's health status. These conditions serve as risk factors endemic to a person's living and working environment, rather than their behavioral or genetic histories. Factors such as income, education, access to recreation and healthy foods, housing, and employment, can and do have measurable impacts on a person and a community, both in health and financial outcomes.

House Bill 829 speaks to two of those major determinants by offering loan guarantees to ensure both affordable housing and the promulgation of transit-oriented development. For those reasons, we strongly support this measure and thank you for the opportunity to testify.



**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  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON HOUSING**

February 2, 2015 at 8:30 a.m.  
State Capitol, Room 329

In consideration of  
**H.B. 829**  
**RELATING TO AFFORDABLE HOUSING.**

HHFDC **supports the intent of** H.B. 829, which authorizes HHFDC to work with county permitting agencies to encourage affordable housing in transit-oriented developments, and to encourage timely processing of county permits.

The bill also asks HHFDC to provide grants-in-aid to counties to fund third-party review of permit applications for affordable housing projects of 30 units or more, and that meet certain specified affordability criteria. It also appropriates \$500,000 in General Funds for this purpose.

We **support** affordable housing in transit-oriented developments, and are willing to work with the counties in implementing this measure. For clarification, we propose adding a definition of "third party review" to this bill, as follows:

"Third party review" means a county program that authorizes certified individuals, companies or organizations to review permit applications on behalf of the county. It is an option to the review by county officials for code compliance.

Thank you for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
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GEORGE I. ATTA, FAICP  
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DEPUTY DIRECTOR

February 2, 2015

The Honorable Mark J. Hashem, Chair  
and Members of the Committee on Housing  
State House of Representatives  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chair Hashem and Committee Members:

SUBJECT: House Bill No. 829  
Relating to Third Party Grants for Affordable Housing

The Department of Planning and Permitting (DPP) **strongly supports** House Bill No. 829, which authorizes the Hawaii Housing Finance and Development Corporation (HHFDC) to make grants to the counties to expedite the delivery of affordable housing in the transit corridor. The counties would award the funds to qualifying projects to cover the cost of using Third Party Review agents.

For more than ten years, the DPP has had a successful Third Party Review program. This is an optional program that building permit applicants can use to expedite the review and approval of building permits. Under this program, an applicant can hire an individual or company that has been pre-approved by DPP as qualified to review building permit drawings against the DPP building codes, on behalf of DPP. These Third Party Review agents review the construction drawings and certify to the department that they comply with applicable regulations. This hastens the entitlement process, as city staff do not review the plans. While this optional program shortens the review time, especially when construction activity is high, Third Party Review agents do charge a fee for their services. By providing funds to pay for these charges, affordable housing project costs are reduced, and permit review time is shortened, allowing the delivery of affordable housing faster, and with lower cost.


As you know, the City is committed to the delivery of more affordable housing, particularly in the transit corridor, from East Kapolei to Ala Moana. We believe the optimal way to encourage more production is to enter into public-private partnerships. These partnerships may involve a variety of incentives offered by government. We believe this grant to affordable housing projects is one type of public participation in these partnerships.

The Honorable Mark J. Hashem, Chair  
and Members of the Committee on Housing  
State House of Representatives  
Hawaii State Capitol  
RE: House Bill No. 829  
February 2, 2015  
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In summary, please move House Bill No. 829 forward.

Thank you for this opportunity to testify.

Very truly yours,

A handwritten signature in cursive script that reads "George I. Atta".

George I. Atta, FAICP  
Director

GIA:ks

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# Chamber of Commerce HAWAII

*The Voice of Business*

**Testimony to the House Committee on Housing  
Monday, February 2, 2015 at 8:30 A.M.  
Conference Room 329, State Capitol**

**RE: HOUSE BILL 829 RELATING TO AFFORDABLE HOUSING**

Chair Hashem, Vice Chair Jordan, and Members of the Committee:

The Chamber **supports** H.B. 829 which proposes to authorize the Hawaii Housing Finance and Development Corporation to facilitate the development of affordable housing as part of transit-oriented development (TOD) by making grants-in-aid to counties to expedite permit processing by using third party review programs and appropriate funds.

The Chamber is the largest business organization in Hawaii, representing more than 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the “Voice of Business” in Hawaii, the organization works on behalf of its members, which employ more than 200,000 individuals, to improve the state’s economic climate and to foster positive action on issues of common concern.

We understand that one of the limiting factors to the development of transit oriented development for stations located east of Red Hill is the lack of adequate capacity in the City’s sewer collection/transmission lines. There is adequate planned capacity for treatment at the Sand Island Waste Water Treatment Plant; however, without developing more capacity in the transmission lines, development in and around the TOD’s will be severely restricted.

We encourage the Legislature to approve H.B. 829 and also consider ways to increase the capacity of the sewer collection/transmission lines especially in situations where State-owned lands are being developed.

Thank you for the opportunity to express our views on this matter.

# BIA-HAWAII

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THE VOICE OF THE CONSTRUCTION INDUSTRY

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## Testimony to the House Committee on Housing Monday, February 2, 2015 8:30 a.m. State Capitol - Conference Room 329

### **RE: HOUSE BILL NO. 829 RELATING TO AFFORDABLE HOUSING**

Chair Hashem, Vice-Chair Jordan, and members of the committee:

My name is Gladys Marrone, Chief Executive Officer for the Building Industry Association of Hawaii (BIA-Hawaii), the Voice of the Construction Industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, and affiliated with the National Association of Home Builders.

BIA-Hawaii **supports** H.B. 829, which proposes to authorize the Hawaii Housing Finance and Development Corporation to facilitate the development of affordable housing as part of transit-oriented development (TOD) by making grants-in-aid to counties to expedite permit processing by using third party review programs and appropriating funds.

Our understanding is that one of the limiting factors to the development of transit oriented development for stations east of Red Hill is the lack of adequate capacity in the City's sewer collection/transmission lines. There is adequate planned treatment capacity at the Sand Island Waste Water Treatment Plant; however, without increasing capacity in the transmission lines, development in and around the TOD areas will be severely restricted.

We encourage the Legislature to approve H.B. 829 and also consider ways to increase the capacity of the sewer collection/transmission lines, especially in situations where State-owned lands are being developed.

Thank you for the opportunity to express our views on this matter.