

Testimony Supporting SB 916
Galen Fox, Kaka'ako United

Chair Chun Oakland, Senators:

I'm Galen Fox and I support SB 916. Existing HCDA rules make Kaka'ako's "Affordable" Housing Requirements the least restrictive in the nation. HCDA has the power to require developers to build affordable housing, but chooses not to do so. SB 916 will require HCDA to build "low- or moderate- income" housing, as called for in Chapter 206E.

No mainland jurisdiction allows households earning up to 140% of Area Median Income (AMI) to qualify for an "affordable" housing designation. The City's "affordable" housing standard on unilateral agreements requires developers to sell 20% of their units to households earning no more than 120% of AMI. The current HCDA policy on "reserved housing" and "workforce housing"--HCDA's terms for "affordable" housing-- by contrast merely asks developers to sell 20% of their units (75% of "workforce" units) to households earning no more than 140% of Area Median Income (AMI). Yet a 4 person household earning 140% of AMI can buy a condo costing \$758,000, well beyond any reasonable definition of "affordability" (the current Honolulu median condo sales price is \$348,000).

Also, HCDA allows "reserved" homes to be sold ("flipped") within 5 years, and "workforce" homes can be flipped immediately. Both the State's HHFDC and the City won't allow resale until 10 years have passed, keeping units in the affordable housing pool longer. On "reserved housing" rentals, HCDA requires rents priced for households earning no more than 100% of AMI, with rent controlled for 15 years. The City now proposes to allow developers to build 20% of their units offsite if they are rentals for households earning up to 80% of AMI, with units kept affordable for at least 30 years.

SB 916 requires HCDA to lower the 20% "reserved housing" and 75% "workforce housing" ceilings for sales from 140% of AMI to the City's 120% of AMI. For "reserved" rentals, the bill requires that half (10% of the 20%) be for households earning up to 80% of AMI, with the other half remaining at 100% of AMI. The bill further requires that "reserved" and "workforce" housing sales remain affordable for 10 years, and that rentals remain affordable for a minimum of 30 years. We need this bill. Mahalo.

From: mailinglist@capitol.hawaii.gov
Sent: Friday, January 30, 2015 5:32 PM
To: HSH Testimony
Cc: clamor808@yahoo.com
Subject: Submitted testimony for SB916 on Jan 31, 2015 13:15PM

SB916

Submitted on: 1/30/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Clara K Morikawa	Individual	Support	No

Comments: HCDA's policy on reserved housing and workforce housing should be kept at the City and HHFDC's standards. Also, rent must be controlled for 30 years and absolutely NO resale for 10 years.

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Cc: vsc@hawaiiantel.net
Subject: *Submitted testimony for SB916 on Jan 31, 2015 13:15PM*

SB916

Submitted on: 1/30/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Victoria Cannon	Individual	Support	No

Comments:

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Sent: Friday, January 30, 2015 8:54 PM
To: HSH Testimony
Cc: shockleyjr@gmail.com
Subject: Submitted testimony for SB916 on Jan 31, 2015 13:15PM

SB916

Submitted on: 1/30/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
John & Rita Shockley	FREE ACCESS COALITION	Support	No

Comments: This is the kind of regulatory legislation needed to standardize rules for all State bureaucracies. We support it.

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Testimony for the Senate Committee on Human Services and Housing
January 31, 2015, Monday, 1:15pm, Conference Room 229

In Support of SB 916, Relating to the Hawaii Community Development
Authority (HCDA)

My name is Daniel Stevens. I have lived in Kaka`ako for the past 15 years. I support SB 916 to require HCDA to implement affordable-housing policies that are in greater conformity with those of the City and County of Honolulu.

The current HCDA policy on “reserved housing” and “workforce housing” does not help people who truly need affordable housing. Also, “reserved housing” can be flipped within five years and “workforce housing” can be flipped immediately. These homes should be kept affordable for many more years. A building will be there for decades. There will always be people who will need affordable homes!

SB 916 will prevent developers from obtaining less restrictive affordable housing requirements.

Mahalo for considering this testimony,

Daniel Stevens

From: mailinglist@capitol.hawaii.gov
Sent: Saturday, January 31, 2015 6:41 AM
To: HSH Testimony
Cc: lindalegrande2243@gmail.com
Subject: Submitted testimony for SB916 on Jan 31, 2015 13:15PM

SB916

Submitted on: 1/31/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Linda Legrande	Individual	Support	No

Comments: Legislation is desperately needed to change HCDA's 'reserved' and 'workforce' housing requirements to create greater income diversity in the Kaka'ako Community Development District. Lax affordable housing requirements obtained by developers playing off HCDA should be stopped immediately ! The rape and pillage of this city by those seeking financial gain is deplorable ! Your good sense and vote to approve this measure is sincerely sought here. Thank you, Linda Legrande

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Subject: Submitted testimony for SB916 on Jan 31, 2015 13:15PM

SB916

Submitted on: 1/31/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Wendy Arbeit	Individual	Support	No

Comments: It's workforce housing we need more of, not luxury housing. This will control the runaway Kaka'ako train somewhat.

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SB916

Submitted on: 1/31/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
Juanita Kawamoto Brown	Individual	Support	No

Comments:

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