



LATE

April 3, 2017

Senator Jill N. Tokuda, Chair,
Senator Donovan M. Dela Cruz, Vice Chair
House Committee on Ways and Means

Comments, Concerns, Proposed Revisions and Support of HB 599, HD1, SD1 Relating to the Hawaii State Plan (Amends Hawaii State Planning Act to prioritize housing opportunities for extremely low- to above moderate-income households, require periodic updates to functional plans, and amend member nomination process for advisory committees for the functional plans. Effective 7/1/2050.)

WAM Hearing: Monday, April 3, 2017, 1:35 p.m., in Conf. Rm. 211

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. LURF’s mission is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii’s significant natural and cultural resources, and public health and safety.

LURF **supports the intent of HB 599, HD1, SD1**, but would respectfully submit the following comments, concerns and proposed revisions for your consideration:

- **Affordable housing is needed in all income levels (Section 2, pg. 2, lines 16-18; and page 3, lines 10-12; and Section 4, page 7, lines 5-7 and 15-16).** The multiple listing of specific income levels is confusing and could be read to exclude the “moderate” income level. Thus, these sections should be revised to state:

“...affordable housing is made available to **all categories of** low and moderate income segments of Hawaii’s population...”

- **Governor should retain the authority to approve the State Functional Plans and any revisions thereto (Section 3, page 5, line 4).** The measure does not explain any problem or the reason for the removal of the Governor’s “approval” of the State Functional Plans; and the current revision creates

uncertainty and confusion relating to the entity that would approve the State Functional Plans.

- **The Governor should retain the authority to establish the advisory committee, because there is a clear conflict of interest in having a “lead state agency” establish its own advisory committee; and requiring that same advisory committee to advise the lead state agency (Section 3, page 5, lines 8-10).** Hopefully, the intent of this provision was not to create a questionable authority, relationship and conflict of interest whereby the lead agency could appoint or terminate the advisory committee members as it so chooses.

For the above reasons, LURF supports the intent of HB 599, HD1, SD1, but would **respectfully urges your favorable consideration of the comments, concerns and amendments proposed above.**

Thank you for the opportunity to present testimony regarding this matter.