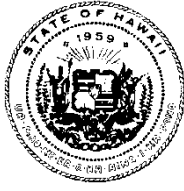


DAVID Y. IGE
GOVERNOR



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

HOUSE COMMITTEE ON HOUSING

January 30, 2018 at 9:30 a.m.
State Capitol, Room 423

In consideration of
H.B. 1712
RELATING TO CONDOMINIUMS.

HHFDC ***supports the intent*** of H.B. 1712, which amends provisions in Chapter 514B, HRS that address the required percentages of residential units in condominiums that must be offered to owner-occupants during the initial 30-day period from 50 to 90 percent. Given the overall lack of affordable housing stock for Hawaii residents, it is reasonable to adopt policies that promote owner-occupancy of new condominium developments.

Thank you for the opportunity to testify.

HB-1712

Submitted on: 1/27/2018 5:24:35 PM

Testimony for HSG on 1/30/2018 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	OCC Legislative Priorities	Support	No

Comments:

**PRESENTATION OF THE
OAHU COUNTY COMMITTEE ON LEGISLATIVE PRIORITIES**

DEMOCRATIC PARTY OF HAWAII

TO THE COMMITTEE ON HOUSING

HOUSE OF REPRESENTATIVES

TWENTY-NINTH LEGISLATURE

REGULAR SESSION OF 2018

Tuesday, January 30, 2018

9:30 a.m.

Hawaii State Capitol, Conference Room 423

RE: Testimony in Support of HB 1712, RELATING TO CONDOMINIUMS

To the Honorable Tom Brower, Chair; the Honorable Nadine K. Nakamura, Vice-Chair and Members of the Committee on Housing:

Good morning, my name is Melodie Aduja. I serve as Chair of the Oahu County Legislative Priorities Committee of the Democratic Party of Hawaii. Thank you for the opportunity to provide written testimony on House Bill No. 1712 relating to the sale of condominium residential units to 90 percent owner-occupants during the first 30 days of its initial offering for sale. The OCC Legislative Priorities Committee is in favor of House Bill No. 1712 and support its passage.

House Bill No. 1712, is in alignment with the Platform of the Democratic Party of Hawai'i ("DPH"), 2016, as it aims to restrict the sales of new residential condominium

units to 90 percent owner-occupants for the first thirty days of the offering for sale. Specifically, the DPH Platform states, “Housing is a basic human need and we believe that adequate accessible, affordable, and safe housing should be available to all residents of Hawai’i. Affordable housing that is fair in proportion to individual income is the basis of prosperity for our citizens and stability in our economy. Recent and past real estate bubbles have fueled disproportionate rent increases, a key contributor to homelessness.” (Platform of the DPH, P. 7, Lines 340-343 (2016)).

House Bill No. 1712 places restrictions on the sale of new residential condominium units to 90 percent owner-occupants within the first 30 days of the offering for sale. This allows for Hawai’i residents to attain home ownership prior to allowing non-owner-occupants an opportunity to purchase units which would otherwise house Hawai’i residents first. As House Bill No. 1712, provides a direct benefit to owner-occupants first, it is the position of the OCC Legislative Priorities Committee to support this measure.

Thank you very much for your kind consideration.

Sincerely yours,

/s/ Melodie Aduja

Melodie Aduja, Chair, OCC Legislative Priorities Committee

Email: legislativepriorities@gmail.com, Tel.: (808) 258-8889

HB-1712

Submitted on: 1/26/2018 4:15:22 PM

Testimony for HSG on 1/30/2018 9:30:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Ray Oda		Support	No

Comments: