



EXECUTIVE CHAMBERS  
HONOLULU

DAVID Y. IGE  
GOVERNOR

Testimony of the Office of the Governor  
State of Hawai'i

Before the  
**House Committee on Housing**  
February 1, 2018; 9:00 a.m.  
Conference Room 423

In consideration of  
**House Bill No. 2331**  
**RELATING TO HOUSING**

Chair Brower , Vice Chair Nakamura, and committee members:

The Office of the Governor **strongly supports** House Bill 2331. Housing is a top priority for the Ige administration. Governor Ige convened a housing task force comprised of representatives from the Land Use Research Foundation, the Building Industry Association, the development community, housing advocacy organizations, and the state legislature to work collaboratively on solutions to the housing shortage.

This measure supports the goals of that task force by expediting the delivery of affordable housing in Hawaii in establishing a 45-day approval deadline for district boundary amendment requests to the county or to the Hawaii Community Development Authority on parcels that are 15 acres or less.

We urge you to pass this bill. Thank you for the opportunity to testify on this measure.



## DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE  
GOVERNOR

LUIS P. SALAVERIA  
DIRECTOR

MARY ALICE EVANS  
DEPUTY DIRECTOR

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Statement of  
**LUIS P. SALAVERIA**  
Director  
Department of Business, Economic Development and Tourism  
before the  
**HOUSE COMMITTEE ON HOUSING**  
Thursday, February 1, 2018  
9:00 AM  
State Capitol, Conference Room 423

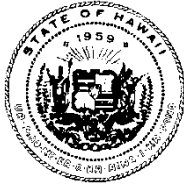
in consideration of  
**HB2331**  
**RELATING TO HOUSING.**

Chair Brower, Vice Chair Nakamura, and Members of the Committee.

The Department of Business, Economic Development and Tourism (DBEDT) strongly supports HB2331, an Administration bill.

This bill would expand the Chapter 201H 45-day expedited approval process for affordable housing projects to include expedited approvals of district boundary amendments of parcels less than 15 acres that require the approval of the applicable county land use decision-making body or the Hawaii Community Development Authority. DBEDT supports this proposal, which stems from discussions of the Special Action Team on Affordable Rental Housing.

Thank you for the opportunity to offer support on HB2331.



**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 1, 2018 at 9:00 a.m.  
State Capitol, Room 423

In consideration of  
**H.B. 2331**  
**RELATING TO HOUSING.**

The HHFDC **strongly supports** H.B. 2331, an Administration bill. This bill would expand the Chapter 201H 45-day expedited approval process for affordable housing projects to include expedited approvals of district boundary amendments that require the approval of the applicable county land use decision-making body or the Hawaii Community Development Authority.

Chapter 201H, HRS, already provides for a 45-day approval process for affordable housing projects seeking district boundary amendments from the State Land Use Commission, as well as for projects seeking county approvals and exemptions relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon. Establishing a 45-day approval process for affordable housing projects requiring district boundary amendments for land areas of fifteen acres or less within the jurisdiction of the counties, and, for lands under control of the Hawaii Community Development Authority could expedite governmental approvals and lower development costs. This proposal would provide a new incentive to spur affordable housing development.

We respectfully request your favorable consideration of this bill. Thank you for the opportunity to testify.



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COMMITTEE ON HOUSING  
COMMITTEE ON WATER & LAND

Thursday, February 1, 2018, 9:00 am, Room 423  
HB 2331, RELATING TO HOUSING

**TESTIMONY**

Nina Eejima, Legislative Committee, League of Women Voters of Hawaii

Chair Brower, Committee on Housing; Chair Yamane, Committee on Water & Land; and Committee Members:

**The League of Women Voters of Hawaii supports HB 2331 that establishes expedited approvals for affordable housing projects seeking district boundary amendments for land areas of fifteen acres or less under the jurisdiction of the counties, as well as expedited approvals by the Hawaii Community Development Authority.**

We note that Hawaii's persistent shortage of affordable housing justifies an expedited approval process in order to spur housing development and provide an expedited delivery of affordable housing.

Thank you for the opportunity to submit testimony.



January 30, 2018

Representative Tom Brower, Chair  
Representative Nadine Nakamura, Vice-Chair  
House Committee on Housing

**Comments in Support of HB 2331, Relating to Housing (Establishes expedited approvals for the affordable housing projects seeking district boundary amendments for land areas of fifteen acres or less under the jurisdiction of the counties, as well as expedited approvals by the Hawaii Community Development Authority [HCDA].)**

**Thursday, February 1, 2018, 9:00 a.m., in Conference Room 423**

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 appreciates the opportunity to provide comments **in support of HB 2331**.

**HB 2331.** This bill proposes to expedite the development of affordable housing by requiring 1) county land use decision-making bodies to act on district boundary amendments involving land areas of 15 acres or less within 45 days pursuant to Section 205-3.1 and Chapter 201H, Hawaii Revised Statutes (HRS), and 2) the HCDA to act on affordable housing projects on land within the HCDA's control within 45 days.

**LURF's Position.** LURF fully supports HB 2331, as Hawaii's housing market suffers from a persistent shortage of housing, particularly housing that is affordable to the State's workforce and lower income groups, and the Special Action Team on Affordable Rental Housing has determined that additional incentives are needed to stimulate rental housing development to meet the demand.

LURF understands that HRS Chapter 201H currently provides for a 45-day approval process for affordable housing projects seeking district boundary amendments from the State Land Use Commission (LUC), and for projects seeking county approvals and exemptions relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and dwelling units thereon. By establishing a 45-day approval process for affordable housing projects requiring district boundary amendments for land areas of 15 acres or less within the jurisdiction of the counties, and for lands under HCDA's jurisdiction, this measure would expedite government approvals and save time and costs; thereby creating an incentive to stimulate housing development.

This bill will also reduce the number of boundary amendment petitions heard by the LUC and authorize HCDA to approve affordable housing projects under an expedited process.

For the foregoing reasons, LURF **supports HB 2331**, and urges passage of this bill.

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



Chamber of Commerce HAWAII  
*The Voice of Business*

**LATE**

**Testimony to the House Committee on Housing  
Thursday, February 1, 2018 at 9:00 A.M.  
Conference Room 423, State Capitol**

**RE: HOUSE BILL 2331 RELATING TO HOUSING**

Chair Brower, Vice Chair Nakamura, and Members of the Committee:

The Chamber is in **support** of H.B. 2331 which proposes to establish expedited approvals for affordable housing projects seeking district boundary amendments for land areas of fifteen acres or less under the jurisdiction of the counties, as well as expedited approvals by the Hawaii Community Development Authority.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 2,000+ 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 members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

The proposed bill would use the same timeframe, 45 days, as is allowed in the 201H process for approval of affordable housing projects as an incentive to develop more affordable housing. It establishes a forty-five—day approval process for affordable housing projects seeking district boundary amendments for land areas of fifteen acres or less within the jurisdiction of the counties, as well as for lands under the control of the Hawaii community development authority could expedite governmental approvals and save time and money; thereby, creating a new incentive to spur housing development.

We believe the proposed bill is a step in the right direction if our goal is to increase the supply of housing at all price points in Hawaii. We are in support of H.B. 2331, and appreciate the opportunity to express our views on this matter.

Thank you for the opportunity to testify.



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**LATE**

**Testimony to the House Committee on Housing**  
**Thursday, February 1, 2018**  
**9:00 am**  
**State Capitol, Room 423**

**RE: HB 2331 – Relating to Housing**

Chair Brower, Vice-Chair Nakamura, & members of the Committee:

My name is Gladys Quinto-Marrone, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii.

BIA-HAWAII is in **support** of H.B. 2331 which proposes to establish expedited approvals for affordable housing projects seeking district boundary amendments for land areas of fifteen acres or less under the jurisdiction of the counties, as well as expedited approvals by the Hawaii Community Development Authority.

The proposed bill would use the same timeframe, 45 days, as is allowed in the 201H process for approval of affordable housing projects as an incentive to develop more affordable housing. It establishes a forty-five day approval process for affordable housing projects seeking district boundary amendments for land areas of fifteen acres or less within the jurisdiction of the counties, as well as for lands under the control of the Hawaii community development authority could expedite governmental approvals and save time and money; thereby, creating a new incentive to spur housing development.

We believe the proposed bill is a step in the right direction if our goal is to increase the supply of housing at all price points in Hawaii.

We are in **support** of H.B. 2331, and appreciate the opportunity to express our views on this matter.



Testifier: Keith Kato, Executive Director  
Hawaii Island Community Development Corporation

Committee: HOUSING

Hearing Date/Time: February 1, 2018 9:00 a.m.

Measure: HB2331

**LATE**

Testimony in Support of HB2331

The Hawaii Island Community Development Corporation (HICDC) is a 501(c)(3) tax exempt organization whose mission is to provide affordable housing for the residents of the County of Hawaii. HICDC has developed more than 300 self help homes and eight (8) senior rental projects (278 units) over the past several years. All of these homes are targeted for low and very low income residents.

We have used the Ch 201H-38 HRS exemption process several times to expedite approval of county zoning and State Land Use District designations. It has come to our attention that there is conflicting language in Ch 205 HRS that has been interpreted to require that a separate process for SLU District changes be followed.

In the County of Hawaii the Ch 205 process for sites 15 acres or less requires going before the Planning Commission, the County Council Planning Committee, two (2) readings before the County Council and the signature of the Mayor before the change is finally enacted. In contrast to this the 201H process involves one hearing before the County Council Planning Committee and one reading before the full Council.

The current requirements result in duplication of efforts and considerably more time to process than the straight forward 201H process. This unnecessarily uses more of the scare time and money resources that our non-profit has.

We would urge the adoption of HB2331 with an added proviso that recognizes past 201H SLU District approvals by the county land use decision-making authority to clean up the record.