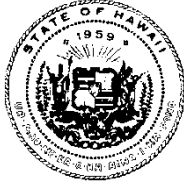


DAVID Y. IGE
GOVERNOR



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 FINANCE

February 23, 2018 at 3:30 p.m.
State Capitol, Room 423

In consideration of
H.B. 2459, H.D. 1
RELATING TO AFFORDABLE HOUSING.

HHFDC **opposes** H.B. 2459, H.D. 1, which exempts qualified nonprofit housing trusts that have acquired, developed, financed, or rehabilitated housing units with assistance from HHFDC under Chapter 201H, HRS, from several statutory restrictions, including buyback rights, the sharing of any net appreciation in the housing units with the State, eligibility criteria, owner-occupancy requirements, and foreclosure requirements.

HHFDC is amenable to working with stakeholders during the interim. We are concerned, however, that the language is overly broad and could potentially restrict our ability to ensure that the State's investment of resources into these affordable homes meet the State's housing objectives.

Thank you for the opportunity to testify.

HB-2459-HD-1

Submitted on: 2/22/2018 2:47:04 PM

Testimony for FIN on 2/23/2018 3:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	OCC Legislative Priorities Committee, Democratic Party of Hawai'i	Support	No

Comments:



February 21, 2018

Representative Sylvia Luke, Chair
House Committee on Finance
Hawai'i State Capitol, Room 306
Honolulu, Hawai'i 96813

Subject: Strongly Support HB 2459 HD 1 Relating to Affordable Housing

Dear Representative Luke & Members:

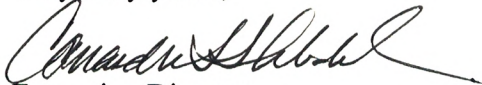
We strongly support HB No. 2459 H.D. 1 relating to affordable housing, and extend our sincere thanks to the House Committee on Finance for continuing to explore viable solutions to our affordable housing crisis.

Nā Hale O Maui (NHOM) is a nonprofit 501(c) 3 Community Land Trust (CLT) created “to secure and preserve a permanent supply of affordable housing alternatives for low and moderate income households in Maui County.” We were the first CLT established in Hawai'i in 2006. NHOM currently stewards 33 homes in our portfolio, with 12 more to be built in Lahaina, Maui in the near future. CLT homes remain affordable in perpetuity while providing homeowners the opportunity to build wealth through shared appreciation over time. CLT homes never go to market; they remaining affordable buyer after buyer, generation after generation.

Nā Hale O Maui supports all efforts to increase the amount of affordable for-sale and for-rent housing in Hawai'i. We truly appreciate the opportunity to engage in open discussions to explore potential solutions to the affordable housing crisis facing our community. Therefore, we believe we should encourage all affordable housing projects, regardless of the path pursued by developers. The bottom line: We need to do all we can to make up the existing and projected housing shortfall in Hawai'i.

To continue to manage affordable housing as we have in the past will simply exacerbate the housing crisis we face today. To paraphrase an old axiom: *More (affordable housing) is better than less; sooner is better than later.* Na Hale O Maui looks forward to being a part of the housing solution; one of many effective tools in the affordable housing toolbox.

Very truly yours,



Executive Director