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DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Statement of
LEO R. ASUNCION
Director, Office of Planning
before the
HOUSE COMMITTEE ON HOUSING
Thursday, February 1, 2018
9:00 AM
State Capitol, Conference Room 423

in consideration of
HB 2725
RELATING TO HOUSING

Chair Brower, Vice Chair Nakamura, and Members of the House Committee on Housing.

The Office of Planning (OP) opposes HB 2725 which would amend Hawaii Revised Statutes (HRS) § 205-6 Special Permit to allow affordable housing by Special Permit, which would be valid for 20 years, with a commencement date to be determined by the Land Use Commission (LUC). HB 2725 defines affordable housing to mean multi-family residential structures that are leased. HB 2725 would allow the LUC to approve a Petition to use land within the State Agricultural or Rural Land Use District if the county first approves the permit, the project is consistent with the county community plan and general plan, would not interfere with adjacent agricultural activities, will not have adverse impacts on cultural practices or resources, historic artifacts, the environment, traffic potential agricultural production, or public trust assets. HB 2725 also provides that at when the Special Permit expires, the Petitioner would either demolish and remove the affordable housing or apply to reclassify the land into the State Urban Land Use District.

OP fully supports efforts to encourage affordable housing. HRS Chapter 201H, already allows expedited processing of affordable housing. In addition, HRS Chapter 201H also allows for flexibility in the range of housing types provided, and further allows a variety of ownership, from rental to fee simple ownership of units.

The Special Permit process in HRS § 205-6 is intended for “unusual and reasonable uses”. Affordable housing is much needed but can hardly be considered unusual, and would tacitly imply its allowance in Agricultural and Rural districts.

OP believes this measure is unnecessary, and may lead to additional issues and concerns after the 20 year permit has expired.

Thank you for the opportunity to testify on this measure.

DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lieutenant Governor

LUIS P. SALAVERIA
Director

MARY ALICE EVANS
Deputy Director



LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

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Statement of
Daniel E. Orodenker
Executive Officer
Land Use Commission
Before the
House Committee on Housing
Thursday February 1, 2018
9:00 AM
State Capitol, Conference Room 423

In consideration of
HB 2725
RELATING TO HOUSING

Chair Brower, Vice Chair Nakamura, and members of the Committee on Housing:

The Land Use Commission supports the intent of HB 2725 in that it seeks to provide much needed affordable housing. This measure would require all affordable housing projects proposed within the State Agricultural or Rural districts to be processed as State Special Permits rather than State Land Use District Boundary Amendments.

We would like to point out that the timing of the State Special Permit process is nearly identical to the State's 201H, Hawai'i Revised Statutes (HRS), affordable housing process.

Thank you for the opportunity to testify on this matter.

DAVID Y. IGE
Governor

SHAN S. TSUTSUI
Lt. Governor



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SCOTT E. ENRIGHT
Chairperson, Board of Agriculture

PHYLLIS SHIMABUKURO-GEISER
Deputy to the Chairperson

LATE

TESTIMONY OF SCOTT E. ENRIGHT
CHAIRPERSON, BOARD OF AGRICULTURE
BEFORE THE HOUSE COMMITTEE ON HOUSING

FEBRUARY 1, 2018
9:00 A.M.
CONFERENCE ROOM 423

HOUSE BILL NO. 2725
RELATING TO HOUSING

Chairperson Brower and Members of the Committee:

Thank you for the opportunity to testify on House Bill No. 2725 that allows affordable housing to be considered for approval by the Land Use Commission via the special permit process (Section 205-6 HRS) placed in Agricultural and Rural districts for a period of 20 years if certain conditions are met. This measure bypasses the State land use district boundary amendment process for qualified affordable housing proposals. The Department of Agriculture has strong concerns about amending the special permit law to designate affordable housing as an "unusual and reasonable use". This would establish a precedent that may result in unintended adverse impacts. For the most part, the Department does not support incremental amendments to Chapter 205 to accomplish narrowly defined purposes.

The Department of Agriculture asks whether Section 201H-38, HRS (housing development; exemption from statutes, ordinances, charter provisions, and rules) is a more efficient means to provide affordable housing, and if not, what amendments are needed to accomplish what this bill seeks to do.

Thank you for the opportunity to submit our testimony.





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COMMITTEE ON HOUSING
COMMITTEE ON AGRICULTURE

Thursday, February 1, 2018, 9:00 am, Room 423

HB 2632, RELATING TO HOUSING ON AGRICULTURAL LAND
HB 2725, RELATING TO HOUSING

TESTIMONY

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

Chair Brower, Committee on Housing; Chair Creagan, Committee on Agriculture; and Committee Members:

The League of Women Voters of Hawaii supports:

- **HB 2632, that establishes standards for dwellings and employee housing on agricultural land, limiting such housing to farmers and immediate family members; and**
- **HB 2725, that allows for the development of affordable housing in agricultural and rural districts, subject to certain conditions.**

We note that together, these two proposed measures are aimed at addressing the severe lack of affordable workforce housing, specifically on agricultural lands, resulting in hardships for many low-income farmworkers and farm employers. We agree that land use restrictions need to be amended to allow agricultural land owners to develop on-farm and near-farm housing serving the needs of both farmworkers and agricultural employers; and that such development should ensure secure, safe, efficient, and affordable housing that supports Hawaii's valuable agricultural industry.

Thank you for the opportunity to submit testimony.



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February 1, 2018

HEARING BEFORE THE
HOUSE COMMITTEE ON HOUSING

TESTIMONY ON HB 2725
RELATING TO AFFORDABLE HOUSING

Room 423
9:00 AM

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

I am Randy Cabral, President of the Hawaii Farm Bureau (HFB). Organized since 1948, the HFB is comprised of 1,900 farm family members statewide, and serves as Hawaii's voice of agriculture to protect, advocate and advance the social, economic and educational interests of our diverse agricultural community.

HFB respectfully opposes HB 2725, authorizing affordable housing on Important Agricultural Lands.

Important Agricultural Lands (IAL) are designated for long term agricultural use and can be deemed a "super agriculture" land use designation. *Farmworker* housing is an authorized land use of IAL. However, this measure seeks to utilize the lands for affordable housing – allowing uses outside of agriculture.

There is an abundance of **non**-IAL lands that can be utilized for affordable housing. IAL lands should be used for their primary purpose -- to provide locations in which agriculture can thrive. Allowing for housing on these important farm lands, beyond worker housing required for agricultural production, will likely result in the same sorts of serious conflicts that are currently occurring in the urban-agriculture interface, thereby reducing the viability of farming operations.

For these reasons HFB respectfully requests your opposition to this measure.

Thank you for this opportunity to provide our opinion on this important matter.

LATE