

# SB 2417

Measure Title: RELATING TO HOUSING.

Report Title: Affordable Housing; Zoning, Planning, Construction, and Development Exemptions

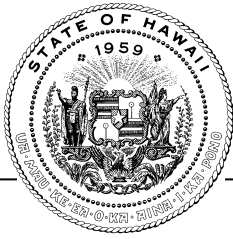
Description: Waives exaction requirements and zoning requirements for housing projects where all units are affordable to persons and families with household income at or below one hundred forty per cent of the area median income. Makes such projects also eligible for additional exemptions pursuant to section 201H-38, HRS.

Companion:

Package: None

Current Referral: HOU/PSM, WAM

Introducer(s): ESPERO, GREEN



**OFFICE OF PLANNING  
STATE OF HAWAII**

**DAVID Y. IGE**  
GOVERNOR

**LEO R. ASUNCION**  
DIRECTOR  
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Statement of  
**LEO R. ASUNCION**  
Director, Office of Planning  
before the  
**SENATE COMMITTEES ON HOUSING  
AND  
PUBLIC SAFETY, INTERGOVERNMENTAL, AND MILITARY AFFAIRS**

Tuesday, February 6, 2018  
2:45 PM  
State Capitol, Conference Room 225

in consideration of  
**SB 2417**  
**RELATING TO HOUSING.**

Chairs Espero and Nishihara, Vice Chairs Harimoto and Wakai, and Members of the Senate Committees on Housing and Public Safety, Intergovernmental, and Military Affairs.

The Office of Planning (OP) provides the following comments regarding SB 2417, which proposes to waive exaction requirements and zoning requirements for housing projects where all units are affordable to persons and families with household income at or below one hundred forty percent of the area median income and eligible for additional exemptions pursuant to section 201H-38, Hawaii Revised Statutes.

Although the OP agrees that the need for affordable housing is at or near critical levels, we are concerned that this measure singles out just one type of project and income level. We feel that the efforts being conducted by the State Hawaii Housing Finance and Development Corporation and the OP, who are working together with various State and county agencies through the State's Interagency Council for Transit-Oriented Development and Special Action Team on Affordable Rental Housing, help to coordinate planning and prioritize investments in affordable housing and transit-oriented development infrastructure on State lands.

Thank you for the opportunity to testify on this matter.



**Testimony to the Senate Committees on Housing; and  
Public Safety, Intergovernmental, & Military Affairs  
Tuesday, February 6, 2018  
2:45 pm  
State Capitol, Room 225**

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**RE: SB 2417 – Relating to Housing**

Chairs Espero & Nishihara, Vice-Chairs Harimoto & Wakai, & members of the Committees:

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 strong support of S.B. 2417 which waives exaction requirements and zoning requirements for housing projects where all units are affordable to persons and families with household income at or below one hundred forty per cent of the area median income. The bill also makes such projects also eligible for additional exemptions pursuant to section 201H-38, HRS.

As is stated in the bill, Hawaii is experiencing a severe housing crisis right now. Various government studies confirms the need for upwards of 60,000 new housing units over the next ten years.

While the State Legislature is aware of the problem, the need to increase the production of new housing units is entirely a county matter. The purpose of this bill is to allow the private sector to increase the supply of "workforce housing" units priced for the average working family in Hawaii, by reducing impediments for housing development projects. The bill focuses on housing for households with income at or below one hundred forty per cent of area median income. A healthy housing market provides opportunities for housing at all price points. Increasing the supply of "workforce housing," will allow families who are in "affordable housing" now to step up into these higher priced units and thus free up the affordable units for families at those income levels.

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 strong support of S.B. 2417, and appreciate the opportunity to express our views on this matter.



Chamber of Commerce HAWAII  
*The Voice of Business*

**Testimony to the Senate Committee on Housing and the Senate Committee on  
Public Safety, Intergovernmental, and Military Affairs  
Tuesday, February 6, 2018 at 2:45 P.M.  
Conference Room 225, State Capitol**

**RE: SENATE BILL 2417 RELATING TO HOUSING**

Chairs Espero and Nishihara, Vice Chairs Harimoto and Wakai, and Members of the Committee:

The Chamber of Commerce Hawaii ("The Chamber") **supports** SB 2417, which waives exaction requirements and zoning requirements for housing projects where all units are affordable to persons and families with household income at or below one hundred forty per cent of the area median income. The bill also makes such projects also eligible for additional exemptions pursuant to section 201H-38, HRS.

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.

As is stated in the bill, Hawaii is experiencing a severe housing crisis right now. Various government studies confirm the need for upwards of 60,000 new housing units over the next ten years.

While the State Legislature is aware of the problem, the need to increase the production of new housing units is entirely a county matter. The purpose of this bill is to allow the private sector to increase the supply of "workforce housing" units priced for the average working family in Hawaii, by reducing impediments for housing development projects. The bill focuses on housing for households with income at or below one hundred forty per cent of area median income. A healthy housing market provides opportunities for housing at all price points. Increasing the supply of "workforce housing," will allow families who are in "affordable housing" now to step up into these higher priced units and thus free up the affordable units for families at those income levels.

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. Thank you for the opportunity to testify.