

DAVID Y. IGE
GOVERNOR



DENISE ISERI-MATSUBARA
INTERIM 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
DENISE ISERI-MATSUBARA
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HOUSING

January 28, 2020 at 1:30 p.m.
State Capitol, Room 225

In consideration of
S.B. 2625
RELATING TO HOUSING.

The HHFDC **supports the intent** of S.B. 2625, provided that its passage does not replace or adversely impact priorities indicated in our Executive Supplemental Budget request.

S.B. 2625 would help provide financing for the acquisition and rehabilitation, development of affordable for-sale housing, or capacity building by nonprofit community development financial institutions, qualified nonprofit housing trusts, and nonprofit housing development organizations to provide a financing source to develop or acquire and rehabilitate affordable for-sale housing for Hawaii persons and families. We suggest that the bill be amended to delete references to capacity building of nonprofit housing developers so that the limited amount of funds appropriated into the new affordable homeownership revolving fund are targeted at housing development and more clearly define "nonprofit housing trust programs."

If provided with additional staff to implement this new program, HHFDC would be willing to administer the affordable homeownership loan program created in this bill, as amended above.

Thank you for the opportunity to testify.

DAVID Y. IGE
GOVERNOR



CRAIG K. HIRAI
DIRECTOR

ROBERT YU
DEPUTY DIRECTOR

EMPLOYEES' RETIREMENT SYSTEM
HAWAII EMPLOYER-UNION HEALTH BENEFITS TRUST FUND
OFFICE OF THE PUBLIC DEFENDER

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
P.O. BOX 150
HONOLULU, HAWAII 96810-0150

ADMINISTRATIVE AND RESEARCH OFFICE
BUDGET, PROGRAM PLANNING AND
MANAGEMENT DIVISION
FINANCIAL ADMINISTRATION DIVISION
OFFICE OF FEDERAL AWARDS MANAGEMENT (OFAM)

WRITTEN ONLY
TESTIMONY BY CRAIG K. HIRAI
DIRECTOR, DEPARTMENT OF BUDGET AND FINANCE
TO THE SENATE COMMITTEE ON HOUSING
ON
SENATE BILL NO. 2625

January 28, 2020
1:30 p.m.
Room 225

LATE

RELATING TO HOUSING

The Department of Budget and Finance (B&F) offers comments on Senate Bill (S.B.) No. 2625.

S.B. No. 2625 establishes the Affordable Homeownership Revolving Fund (AHRF) under the administration of the Hawai'i Housing Finance and Development Corporation (HHFDC) and appropriates an unspecified amount from the AHRF for implementation of this measure.

Funds from the AHRF would be used to provide loans to non-profit housing development organizations, community development financial institutions, and qualified non-profit housing trusts for the development of affordable homeownership housing projects. Loan recipients would be prioritized based on funding received from various federal programs and subject to certain affordability requirements. Revenues would be derived from: legislative appropriations; moneys received as repayment of loans and interest payments; private contributions; and moneys received from other sources.

As a matter of general policy, B&F does not support the creation of any revolving fund which does not meet the requirements of Section 37-52.4, HRS. Revolving funds should: 1) serve a need as demonstrated by the purpose, scope of work and an explanation why the program cannot be implemented successfully under the general fund appropriation process; 2) reflect a clear nexus between the benefits sought and charges made upon the users or beneficiaries or a clear link between the program and the sources of revenue; 3) provide an appropriate means of financing for the program or activity; and 4) demonstrate the capacity to be financially self-sustaining. Regarding S.B. No. 2625, it is difficult to determine whether the proposed revolving fund would be self-sustaining.

The department defers to HHFDC regarding the programmatic implementation of this measure.

Thank you for your consideration of our comments.



CATHOLIC CHARITIES HAWAI'I

TESTIMONY IN SUPPORT OF SB 2625: RELATING TO HOUSING

TO: Senator Stanley Chang, Chair, Senator Dru Mamo Kanuha, Vice Chair; and Members, Committee on Housing

FROM: Rob Van Tassell, President and CEO, Catholic Charities Hawai'i

Hearing: **Tuesday, 1/28/20; 1:30 pm; CR 225**

Chair Chang, Vice Chair Kanuha, and Members, Committee on Housing

Thank you for the opportunity to provide testimony **in support** of SB 2625, establishing an Affordable Homeownership Revolving Fund to provide loans to non-profit organizations, etc. for the development of affordable homeownership housing projects. I am Rob Van Tassell, with Catholic Charities Hawai'i. We are also a member of Partners in Care

Catholic Charities Hawai'i (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for over 70 years. CCH has programs serving elders, children, families, homeless, and immigrants. Our mission is to provide services and advocacy for the most vulnerable in Hawai'i. Catholic Charities Hawai'i has a long history of working in the areas of affordable housing and homelessness.

CCH supports \$25 million to establish the Affordable Homeownership Revolving Fund. Hawaii is not only in a housing crisis but also faces the outmigration of local people, especially young workers. The future of Hawaii is at risk and local residents face dire social and economic consequences if the State does not take immediate action. Homeownership gives families a stake in their community and creates a stable society. We need to consider multiple paths out of our current crisis. This Revolving Fund can be an important piece to create homeownership, especially on the Neighbor Islands where affordable land may be available or families can build next to other family members to create a starter home.

We cannot afford to let our economic base deteriorate as population declines in the most critical working years of our residents. Many are leaving due to the high cost of living in Hawai'i. The Affordable Homeownership Revolving Fund can make a difference. It can bring other resources to leverage the \$25 million from the State. Opportunity Finance Network found that community development financial institutions leverage federal funds for affordable housing and community development activities at a ratio of eight-to-one.

We urge your support for SB 2625, to establish a cost-effective means of assisting many families who otherwise would not have a chance to own a home. Please contact our Legislative Liaison, Betty Lou Larson at (808) 373-0356 or bettylou.larson@catholiccharitieshawaii.org if you have any questions.



SB-2625

Submitted on: 1/26/2020 11:15:39 PM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Mike Goodman	Testifying for Partners In Care	Support	No

Comments:



Building strength and stability through shelter

January 27, 2020

Senate Committee on Housing
Tuesday, January 28, 2020
Conference Room 225, 1:30 p.m.

SB 2625 – STRONG SUPPORT

Aloha Committee Chair Chang, Vice-Chair Kanuha and Members;

I am submitting testimony in my capacity as Executive Director of Hawaii Habitat for Humanity Association (HHFHA), a nonprofit community development financial institution and State Support Organization for the direct service Habitat for Humanity organizations across the state to **STRONGLY SUPPORT SB2625.**

SB 2625 recognizes the need for expanding the housing needs of our communities across the state to include development of permanent homeownership units through self-help housing nonprofits for Hawaii's low- and moderate-income households.

Hawaii's low income families struggle to provide decent affordable housing in which they can thrive. SB2625 provides a funding source to release funds to self-help housing developers who through their work are able to provide affordable homeownership for the low and very low income families. With additional and revolving funding Habitat for Humanity affiliates across the state will have the opportunity to increase their production across the state by a minimum of 20%, depending on the amount of funding available. An Affordable Homeownership Revolving Fund would provide short-term loans to nonprofit developers that would be paid back into the fund upon closing mortgages on the homes. The terms will vary depending on the development, however, Habitat is currently building single family homes on an average of six to eight months each.

Habitat for Humanity is currently building up to 55 single family homes a year across the state, with plans to not only increase production on single family homes, but also provide more multi-family ownership units as the opportunities arise.

With access to affordable funding, Habitat alone will have the opportunity to increase their capacity to providing homeownership in partnership with a minimum of 100 families a year in the next five years.

Habitat for Humanity provides homeownership opportunities in partnership with low income families earning between \$35,000 and \$75,000 per year. Traditional financing is not possible for the hardworking families with whom we partner. Hawaii Habitat Community Development

Financial Institution funds and structure will provide an additional assurance that the funding through this program will be used as directed.

Habitat for Humanity and all of the Habitat organizations in Hawaii, know that homeownership is important. People who own their homes have better health, find it is a pathway out of poverty, provides safety, leads to stable neighborhoods and thriving families and leverages educational investment.

Help us do our part to provide affordable housing for Hawaii's people. Please **PASS SB2625**, so that we can increase our work across Hawaii and give our hard working low-income families a chance at the benefits of homeownership.

Mahalo for your time, leadership and consideration. Please contact me directly at 808.847.7676 or jean@hawaiihabitat.org should you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jean Lilley".

Jean Lilley
Executive Director

SB-2625

Submitted on: 1/27/2020 8:20:08 AM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Patrick F. Hurney	Testifying for Habitat for Humanity Hawaii Island, Inc.	Support	No

Comments:

Aloha,

I support SB 2625 for the affordable housing revolving loan fund. We have an affordable housing crisis in Hawaii. One in five households in the state pays more than 50% of their monthly income on housing. In Hawaii, the cost of home is out of reach!

Mahalo,

Patrick Hurney



January 27, 2019

Senate Committee on Housing
Tuesday, January 28, 2019, 1:30pm
Conference Room 225

SB2625 – Relating to Housing

Aloha Committee Chair, Vice-Chair, and Members:

I am submitting testimony in my capacity as Director of Lending and Development for Hawaiian Community Assets (HCA), Hawaii's largest HUD-approved housing counseling agency, and Hawaii Community Lending (HCL), a Department of Treasury certified community development financial institution to **STRONGLY SUPPORT SB2625**.

SB2625 creates a revolving loan fund to serve Hawaii's local people by developing new affordable homes for sale for households that are ALICE (Asset Limited, Income Constrained, and Employed). The resources would be directed to the Hawaii Housing Finance and Development Corporation, who would then loan to non-profit organizations across the Hawaiian Islands.

The revolving loan fund is an innovative proposal designed to work with various development models used by nonprofits to build homes around the state. It will serve as access to capital for a non-profit organization to either:

- Serve families with affordable housing loans.* The non-profit organization may provide down payment assistance, purchase or leverage loans made to qualifying families, and their loan repayments will pay back into the fund over time to benefit additional first-time homebuyers.
- Serve families with affordable housing construction.* The non-profit organization will build a single-family home and upon sale, will pay back into the fund to benefit additional first-time homebuyers.
- Serve families with land for affordable housing.* The non-profit organization will acquire and manage land in trust to reduce the price of single-family home prices and upon sale, will pay back into the fund to benefit additional first-time homebuyers.

Low-interest loans of 1-2% will generate earned revenue to pay for Hawaii Housing Finance and Development Corporation staffing and operations of the affordable homeownership revolving fund.

Homeownership is a critical part of the housing continuum. When you create affordable homeownership opportunities for our local people, they move ahead and free up existing inventory for other individuals and families experiencing or at-risk of homelessness. **Our housing market is dynamic and our response needs to be equally dynamic, looking at rentals AND homeownership** as well as alternative housing solutions like rent-to-own, duplexes and four-plexes, student housing, kupuna housing, tiny homes, and kauhale development.

We need a homeownership revolving fund to complement our rental housing revolving fund, so ALL of our low-income households have access to affordable housing. The rental housing revolving fund provides financing to support projects for households at or below 60% the HUD area median income (AMI). This leaves out households earning 61-80% AMI, who struggle to keep a roof over their heads. An affordable homeownership revolving fund ensures capital is available to transition rental housing revolving funded units so they can preserve affordability and transition to ownership, making rent-to-own a viable model in Hawaii.

Affordable homeownership funds would revolve faster than rental housing revolving funds. Unlike the rental housing revolving funds which tend to fund 50% or more of each project cost and tie up the financial resources for terms extending beyond 10 years, the affordable homeownership revolving fund is estimated to provide an estimated 20% of each project cost. Terms for the low-interest loans to nonprofits would revolve faster than funds in the rental housing revolving fund, because affordable homeownership projects would utilize mortgages as the permanent source of financing, allowing nonprofits to pay back loans from the fund over an estimated 12 to 24 months.

Affordable homeownership funds would help make low-cost land available for building for-sale homes for ALICE families and keeping them affordable for future generations. Community land trusts are a solution to make housing more affordable. According to HUD, families on Hawaiian Home Trust Lands pay an average of 21% of their monthly income to housing, while the rest of us in Hawaii pay 42%. By expanding homeownership on community land trusts, we can help more of our families reduce their monthly housing payment to one they can afford, which in turn reduces their likelihood of falling back into homelessness.

Affordable homeownership funds would be leveraged to a greater extent with other public and private capital sources to expand the building of homes. Nationally, community development financial institutions (CDFIs) certified by the Department of Treasury leverage investments at a rate of 8:1. When invested in local CDFIs, affordable homeownership revolving funds would represent a lesser percentage of projects than those funded by the rental housing revolving fund and at the same time, bring in more investment in affordable housing from County and Federal government sources as well as private capital from individuals, foundations, and banks for our local people.

Finally, our organizations recommend the committee appropriate \$25 million to the fund through 2025 and for expenditure by the Hawaii Housing Finance and Development Corporation. Our organizations recommend the committee amend the bill to appropriate \$5 million to the fund annually starting in 2021 and through 2025. The \$5 million in annual funds would be sourced from additional revenue realized by the State of Hawaii from an increase on the conveyance tax cap. Based on an estimated \$50,000 per unit cost with funds revolved over an average 18-month term, the \$25 million in State funds alone would result in a minimum 1,000 affordable homes built for our low-income, ALICE households by 2025. When combined with the ability of local CDFIs to leverage investments at a rate of 8:1, the Affordable Homeownership Revolving Fund would help attract up to \$200 million in additional public and private capital that could be relent to support the building of 4,000 additional for-sale homes by 2025 for an overall total of 5,000 homes for ALICE households 61-80% AMI in 5 years.

According to Aloha United Way, 1 in 2 Hawaii households are asset limited, income constrained, and employed – one paycheck away from complete financial ruin and homelessness. At the same time, 2 in 3 Hawaii households are financially coping or vulnerable (Financial Health Pulse Survey, 2019). There is no silver bullet that will address the economic crisis we are in, but we can start by setting in place a continuum in affordable housing that promotes reduced housing costs as well as asset building opportunities.

SB2625 creates a revolving loan fund that would assist an estimated 5,000 ALICE households reduce their housing costs and build assets in order to achieve and sustain economic self-sufficiency. Coupled with legislation and nonprofit programs that increase household income, our State would be taking a critical step toward moving more of our families above the ALICE threshold and from financially vulnerable and coping to thriving.

Please take action to create the homeownership revolving fund. **PASS SB2625.**

Mahalo for your time, leadership and consideration. Please contact me directly at 808.587.7653 or jeff@hawaiiancommunity.net should you have any questions or need additional information.

Sincerely



Jeff Gilbreath
Director of Lending and Development

SB-2625

Submitted on: 1/27/2020 7:32:45 AM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
David Deges	Testifying for Hawaii Island HIV/AIDS Foundation	Support	No

Comments:

SB-2625

Submitted on: 1/27/2020 11:17:43 AM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Jeffrey Byron Werle	Testifying for Kona Alano Club	Support	No

Comments:

Aloha from Kona, I am Jeffrey and as we have a critical housing crisis in Hawaii. I strongly support the Affordable Housing Revolving Loan FUND. Continuous and revolving monies to build and house those in need. NEED.

Mahalo Piha;

Jeffrey Byron Werle

808-494-4086

January 27, 2020

Stanley Chang, Chair
Dru Mamo Kanuha, Vice Chair
Senate Committee on Housing
Hawaii State Capitol

Dear Chair Chang, Vice Chair Kanuha, and Committee Members,

On behalf of the members of the Hawai'i Island Housing Coalition I would like to submit this letter of testimony in support of Senate Bill 2625 Relating to Housing Development. More specifically, SB2625 Establishes an Affordable Homeownership Revolving Fund within the Hawaii Housing Finance and Development Corporation to provide loans to nonprofit housing development organizations, community development financial institutions, and qualified nonprofit housing trusts for the development of affordable homeownership housing projects.

The Hawai'i Island Housing Coalition is a community-based organization recently established through the Vibrant Hawai'i initiative with the focus on developing and implementing strategies to address our Island's and State's affordable housing crisis. The membership of our organization is comprised of local community members, local government leadership, and non-profit and private business partners. Collectively we hope to identify opportunities to unify our efforts and resources to effectively address our community's affordable housing needs.

As proposed, SB2625 would establish a revolving loan fund to serve Hawaii's local people by developing new affordable homes for sale for households that are ALICE (Asset Limited, Income Constrained, and Employed). The resources would be directed to the Hawaii Housing Finance and Development Corporation, who would then loan to non-profit organizations across the Hawaiian Islands. Some of the key elements or possible focus areas of this funding program may be to:

- *Serve families with affordable housing loans.* A partner and qualifying non-profit organization may provide down payment assistance, purchase or leverage loans made to qualifying families, and their loan repayments will pay back into the fund over time to benefit additional first-time homebuyers.
- *Serve families with affordable housing construction.* A partner and qualifying non-profit organization could apply for funding to build a single-family home and upon sale, pay back into the fund to benefit additional first-time homebuyers.
- *Serve families with land for affordable housing.* A partner and qualifying non-profit organization could develop or acquire and manage land in trust to reduce the price of single-family home prices and upon sale, pay back into the fund to benefit additional first-time homebuyers.

I thank you for the opportunity to provide testimony in support of Senate Bill 2625 and strongly encourage your support and passage of this measure.

Sincerely,



Darryl Oliveira, Co-Chair
Hawai'i Island Housing Coalition

SB-2625

Submitted on: 1/26/2020 8:08:37 PM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Clarysse Kami Nunokawa	Individual	Support	No

Comments:

SB-2625

Submitted on: 1/27/2020 12:24:30 PM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Shirley David	Testifying for Community Alliance Partners	Support	No

Comments:

Establishing a low interest revolving fund for non-profits to build low income housing is one of the many avenues needed to help solve Hawaii's housing shortage and homelessness crisis. Community Alliance Partner's consisting of those non-profits, faith-based communities, mayor's homelessness staff, and others asked for this bill to be introduced because they care about moving people off the streets and out of their cars and out of overcrowded housing. I care about the dignity of our residents. Everyone desires to be housed. Please support this bill.



Board Members

President

Jason Okuhama
Managing Partner,
Commercial & Business Lending

Secretary

Marcus Kawatachi
Deputy Director,
Hawai'i Civil Rights Commission

Trina Orimoto
Clinical & Research
Psychologist

Miwa Tamanaha
Deputy Director,
Kua'āina Ulu 'Auamo

HACBED Staff

Brent N. Kakesako
Executive Director

Keoki Noji
Chief Operating Officer

Merri Keliikuli
Bookkeeper & Office Manager

Sean Tangco
Program Specialist

Chelsie Onaga
AmeriCorps VISTA

Eden Jablon
AmeriCorps VISTA

Date: January 28, 2020
To: Senator Stanley Chang, Chair, Senator Dru Mamo Kanuha,
Vice-Chair, and members of the Committee on Housing
From: Brent Kakesako, Hawai'i Alliance for Community-Based Economic
Development (HACBED)
Re: Support for SB2625

Aloha Chair Stanley Chang, Vice-Chair Dru Mamo Kanuha, and Committee
Members,

The Hawai'i Alliance for Community-Based Economic Development (HACBED) supports SB2625, which creates a revolving loan fund to serve Hawaii's local people by developing affordable housing. SB2625 provides loans through the Hawai'i Housing Finance and Development Corporation (HHFDC) to nonprofit housing development organizations, community development financial institutions, and qualified nonprofit housing trusts for the development of affordable homeownership housing projects.

HACBED was established in 1992 as a nonprofit statewide intermediary to address social, economic, and environmental justice concerns through community-based economic development. It advances its mission with core competencies in the areas of community and organizational capacity building, community and economic development planning, and asset policy development and advocacy. HACBED played a facilitating role in the State Asset Policy Task Force and was a key contributor to the State Asset Policy Road Map.

The 2015 State Housing Demand Study made it clear that 75% of the housing needed by 2026 must be for households earning \$75,000 annually or less. This includes our families, friends, co-workers, and employees. In addition, according to Aloha United Way, half of Hawai'i households are currently asset limited, income constrained, and employed (ALICE) – these households cannot afford an emergency expense costing \$400 without selling something or taking out a loan. There is an immediate need for an annual commitment of resources in the development of housing options that are truly affordable for families and that will promote asset building opportunities. The revolving loan fund will serve as access to capital for a non-profit organization to serve families with affordable housing loans, construction, and/or land for affordable housing, while generating earned revenue for HHFDC.

We support the passage of SB2625.

Mahalo for this opportunity to testify,

Brent N. Kakesako
Executive Director



LATE

SB 2625, RELATING TO HOUSING

JANUARY 28, 2019 · SENATE HOUSING COMMITTEE
· CHAIR SEN. STANLEY CHANG

POSITION: Support.

RATIONALE: IMUAlliance supports SB 2625, relating to housing, which establishes an Affordable Homeownership Revolving Fund within the Hawai'i Housing Finance and Development Corporation to provide loans to nonprofit housing development organizations, community development financial institutions, and qualified nonprofit housing trusts for the development of affordable homeownership housing projects.

Today, **the lack of affordable housing exacerbates the economic insecurity suffered by local families, which sex traffickers use to prey upon potential victims with false promises of financial stability and prosperity.** Hawai'i residents face the highest housing costs in the nation, at more than twice the national average. Researchers who authored the National Low Income Housing Coalition's *Out of Reach 2019* report found that a full-time worker would need to earn \$36.82/hour to afford a two-bedroom apartment at fair market value in our state, with Honolulu experiencing a 67 percent increase in fair market rent between 2005 and 2015. Average rent for a two-bedroom unit surpassed \$2,000 in recent years, with minimum wage workers needing to log 111 hours per week to afford a modest one-bedroom apartment at fair market value and 146 hours per week to afford a two-bedroom—a number that is equivalent to working over 20 hours a day with no days off year-round. In the past five years alone, Honolulu rent has increased by more than 25 percent. While 43 percent of Hawai'i residents are renters (a number that does

not include individuals and families renting outside of the regulated rental market), they earn an average wage of \$16.68/hour, according to NLIHC, scarcely enough to meet their basic needs. One out of every four households in Hawai'i report that they are "doubling up" or are three paychecks or less away from being homeless, per the Hawai'i Appleseed Center for Law and Economic Justice. Additionally, 63 percent of households are severely cost-burdened, following NLIHC data, meaning that they pay more than 30 percent of their income for housing costs, a number that rises to 83 percent of extremely low-income households, with only 74 homes available for every 100 households earning 80 percent of their respective area's median income.

Unsurprisingly, our state is now experiencing population decline. Hawai'i saw domestic out-migration increase for a third consecutive year in 2019, as the state's high cost of living continued to push people to the mainland. Census estimates show that our state's population dropped by more than 4,700 people, to 1,415,872, from July 2018 to July 2019, when births, deaths, and migration were accounted for. That's the biggest numerical population drop since 2015 and it made Hawai'i one of just ten states in the country to lose population in 2019, according to the U.S. Census Bureau.

Providing funding to nonprofit housing development organizations is a positive step toward the expansion of our state's housing supply. Eliminating the profit motive in affordable housing development could dramatically decrease housing costs. Without having to worry about shareholders or corporate bottom lines, nonprofit agencies can build, sell, and rent housing at cost. They also don't need to balance affordable housing with market rate and above-market units to maintain profits, empowering them to build a steady supply of homes and rentals for low-income families, whose incomes fall below 50 percent of an area's median income.

Additionally, nonprofits have an incentive to collaborate on housing projects, rather than compete with one another to increase private profits. Nationally, for example, the Housing Partnership Network features 100 affordable housing and community development nonprofits, which work together to establish housing solutions that target the needs of specific demographic groups, like millennials with college debt. Finally, nonprofits are integrally connected to the communities in which they operate. They are more likely, therefore, to provide housing and related services that

match each community's unique population and service gaps, and to deliver such services over a prolonged period of time.

We cannot continue to allow the islands to be used as a private Monopoly board for real estate speculators. To ensure that our islands are affordable for ourselves and future generations, we must take bold action **now** to increase our affordable housing supply for working families.

SB-2625

Submitted on: 1/27/2020 11:49:16 AM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Paul Normann	Testifying for Neighborhood Place of Puna	Support	No

Comments:

As you are all aware, Hawaii continues faces a growing housing affordable housing crisis. Simply providing more crisis service to support those struggling to find or remain housed is not a long-term solution. We need to have forward looking programs that address the underlying issue unaffordle and unattainable housing. SB2625 is one way that can begin to build affordable housing for the many hard working Hawaii residents who currently find housing out of reach.

SB-2625

Submitted on: 1/27/2020 12:19:57 PM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
LaVerne Tolmie	Individual	Support	No

Comments:

I strongly support this bill that will help us increase affordable housing here in Hawai'i

SB-2625

Submitted on: 1/27/2020 4:21:24 PM

Testimony for HOU on 1/28/2020 1:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Susie Chun Oakland	Individual	Support	No

Comments:

Dear Chair Chang and Members of the Senate Housing Committee:

I strongly support SB2625. I truly appreciate your efforts to move this legislation forward.

Aloha,

Susie Chun Oakland