

Harry Kim
Mayor

Roy Takemoto
Managing Director



David Yamamoto, P.E.
Director

Allan G. Simeon, P.E.
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
public_works@hawaiicounty.gov

February 24, 2020

Harry Kim
Mayor

Senator Karl Roads, Chair
Senator Jarrett Keohokalole, Vice Chair
And Members of the Committee on Housing

RE: TESTIMONY OPPOSING SB 2654, SD1, RELATING TO COUNTIES

Dear Chairs and members:

Thank you for this opportunity to testify in opposition to SB 2654, SD 1 relating Counties. This bill clarifies that the request for dedication for infrastructure is to connect an eligible affordable housing's infrastructure to the county's infrastructure. It also authorizes a licensed private building inspector, contracted by the state or county, to certify compliance with county standards.

We appreciate this bill's intent to knock down barriers to affordable housing, and point out that as is noted in Section 1, there are already existing processes in place providing opportunities to review affordable housing projects proposals in an expedited manner at the state and county levels.

The County of Hawai'i Department of Public Works opposes inspections by third parties whether it be for building, mechanical, electrical, and plumbing inspections, and/or highways, roads, and streets. County officials would have no guarantee that such third party inspections meet the stringent requirements of county codes and ordinances. This would place the county in the untenable position of being forced to accept and maintain infrastructure without being able to determine if it meets county codes.

For example, Section 2, (4) as amended states, "The dedicated infrastructure is certified to be in compliance by either the county inspector responsible for accepting dedicated infrastructure, or a licensed, third-party building inspector." Any road dedications, which includes the drainage aspects, as part of affordable housing projects should not be inspected by a third-party building inspector since they will probably not be versed in our requirements.

Furthermore, Section 46-15.25 (4)(b) states "Infrastructure" includes water, drainage, sewer, electrical, waste disposal and waste treatment systems, road, and street lighting that connect to the infrastructure of the county.

"Third-party building inspector" means a licensed private sector inspector that is contracted by a state or county agency to perform building plan review functions, including but not limited to building, mechanical, electrical, and plumbing inspections."

While it is clear that third-party inspectors for building, mechanical, electrical, and plumbing inspections must be licensed and contracted by the state or county, the same is not stipulated for roads and drainage systems. With no control over third-party inspections, County of Hawai'i Department of Public Works strongly opposes that such infrastructure shall be deemed dedicated to the county within 60 days if the county does not accept or reject the request for dedication.

Thank you for this opportunity to testify in opposition of SB 2654, SD1.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'DM', written in a cursive style.

David Yamamoto, P.E.
Director, Hawai'i County Department of Public Works

SB-2654-SD-1

Submitted on: 2/24/2020 9:45:04 AM

Testimony for JDC on 2/25/2020 12:15:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Galen Fox	Testifying for Faith Action	Support	No

Comments:

Faith Action SUPPORTS SB 2654 because allowing additional qualified inspectors to act on connecting affordable housing projects to county infrastructure will expand the housing supply serving our most needy residents.

LATE



**SENATE COMMITTEE ON JUDICIARY
State Capitol, Conference Room 016
415 South Beretania Street
12:15 PM**

February 25, 2020

RE: SENATE BILL NO. 2654 S.D. 1 RELATED TO COUNTIES

Chair Rhoads, Vice Chair Keohokalole, and members of the committee:

My name is Dwight Mitsunaga, 2020 President 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. Our members build the communities we all call home.

BIA Hawaii is in strong support of S.B. 2654 S.D. 1 which would deem Infrastructure, required for an affordable housing, dedicated to the county if the county does not accept or reject the request for dedication to connect the affordable housing's infrastructure to the county's infrastructure within sixty days of the receipt by the appropriate county council of a completed application for dedication request.

Having counties accept infrastructure dedicated to them (i.e. roads, right of ways, drainage, sewer, water, etc.) has been an on-going problem for housing developers across the state. Until the county accepts the infrastructure, the developer is responsible for maintenance and upkeep, as well as liable for any accident that may be attributed to the lack of maintenance. Prolonging acceptance unnecessarily creates a financial burden for developers and drives up the cost of housing.

We are in strong support of S.B. 2654 S.D.1 and appreciate the opportunity to provide our comments on this matter.



Chamber of Commerce HAWAII

The Voice of Business

**Testimony to the Senate Committee on Judiciary
Tuesday, February 25, 2020 at 12:15 P.M.
Conference Room 016, State Capitol**

LATE

RE: SB 2654 SD 1, RELATING TO COUNTIES

Chair Rhoads, Vice Chair Keohokalole, and Members of the Committee:

The Chamber of Commerce Hawaii (“The Chamber”) **supports** SB 2654 SD 1 which clarifies that the request for dedication for infrastructure is to connect an eligible affordable housing’s infrastructure to the county’s infrastructure. This bill also authorizes a licensed private building inspector, contracted by the state or county, to certify compliance with county standards.

The Chamber is Hawaii’s leading statewide business advocacy organization, representing 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.

Having counties accept infrastructure dedicated to them such as roads, right of ways, drainage, sewer, and water, has been an on-going issue for housing developers across the state. Until the county accepts the infrastructure, the developer is responsible for maintenance and upkeep, as well as liability for any accident that may be attributed to the lack of maintenance. Prolonging acceptance unnecessarily creates a financial burden for developers and drives up the cost of housing.

Thank you for the opportunity to provide testimony on this measure.

LATE



Partners in Housing

Co Chairs:

Dean Uchida
BIA Hawaii

Jean Lilley
Hawaii Habitat for Humanity

Participating Organizations:

AIA Hawaii State Council

AIA Honolulu

AIA Maui

BIA-Hawaii

Chamber of Commerce of
Hawaii

EAH Housing

FACE

Hawaii Appleseed Center for
Law & Economic Justice

Hawaiian Community Assets

Hawaii Community
Development Board

Hawaii Habitat for Humanity

Self-Help Housing Corporation
of Hawaii

SENATE COMMITTEE ON JUDICIARY

State Capitol, Conference Room 016

415 South Beretania Street

12:15 PM

February 25, 2020

RE: SENATE BILL NO. 2654 S.D. 1, RELATED TO COUNTIES

Chair Chang, Vice Chair Kanuha, and members of the committee:

Partners in Housing (PIH) was created by the Building Industry Association leaders and leaders from various non-profit developers and affordable housing advocates. We are committed to working with our community leaders to help solve the housing shortage in our beloved state and to be a solution to providing housing, specifically to people in Hawaii that are struggling with housing costs.

This new alliance has a basic tenet: Everyone in Hawaii should be able to afford stable, permanent rental or for-sale housing at all price points and income levels. Hawaii's current housing crisis requires that everyone involved in housing needs to work together toward addressing the housing need across the state. Our Partners in Housing support broad policies regarding housing and support services. We will advocate for planning, funding and building of infrastructure focusing on transit-oriented development areas and for more government support of affordable housing via funding, improved permitting and creative use of government lands.

PIH is in strong support of S.B. 2654 S.D. 1 which would deem infrastructure, required for an affordable housing, dedicated to the county if the county does not accept or reject the request for dedication to connect the affordable housing's infrastructure to the county's infrastructure within sixty days of the receipt by the appropriate county council of a completed application for dedication request.

We are in strong support of S.B. 2654 S.D.1 and appreciate the opportunity to provide our comments on this matter.

LATE

SB-2654-SD-1

Submitted on: 2/25/2020 11:07:15 AM

Testimony for JDC on 2/25/2020 12:15:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Rayne	Individual	Support	No

Comments: