



**SENATE COMMITTEE ON HOUSING
State Capitol, Conference Room 225
415 South Beretania Street
1:45 PM**

February 11, 2020

RE: SENATE BILL NO. 2661, RELATED TO HOUSING ELEMENTS

Chair Chang, Vice Chair Kanuha, 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. 2661, which proposes to amend Chapter 46 HRS and require each county to prepare a housing supply plan to plan for projected increases in the State's housing supply to meet housing demands of the respective county, identify and analyze existing and projected housing needs for all income levels, and identify adequate sites for housing, including rental housing.

It is unfortunate that the legislature finds itself needing to reach down into each county to require some type of action plan that would address the need to provide more housing at all price points. The responsibility for planning for future growth has been given to the counties through the adoption of their various development and community plans. However, given our present housing crisis, it would appear that none of the counties have been successful in proactively planning for and identifying areas for future housing growth.

This bill would elevate the need to address future housing needs by placing the requirement into state law. We strongly support any effort that would require the counties to be more proactive in planning for and identifying areas for future growth.

We appreciate the opportunity to provide our comments on this matter.

tel. 808-629-7501
fax. 808-629-7701

94-487 Akoki St. , Ste 213
Waipahu, HI 96797

www.biahawaii.org
info@biahawaii.org



Young Progressives Demanding Action
P.O. Box 11105
Honolulu, HI 96828

February 10, 2020

TO: Senate Committee on Housing
RE: Comments on SB2661

Dear Senators,

Young Progressives Demanding Action (YPDA) advocates for public policies that reflect the values of young people throughout the State of Hawai'i. The housing crisis in Honolulu is unsustainable and significant changes need to be made. With overcrowding and unaffordability rampant, ending the current housing shortage needs to be done immediately if we want to provide a reasonable quality of life for our residents.

The Current "Housing Demand" Definition Falls Short

Here, "housing demand" is defined as "number of births minus number of deaths, divided by two." This accurately estimates that we should have 1 home for every 2 new residents, and is in line with most of the [developed world's housing stock](#). With approximately [46,553 more births than deaths](#) in Honolulu between 2010 and 2018, this would lead to a plan of 23,276 units over those 8 years. This, compared to the approximately 15,416 units that were built over that time.

Honolulu currently has about [980,080 residents](#), so this would estimate a current need of 490,040 units given the "1 home for every 2 residents" model. Honolulu however, only has [352,527 homes](#) currently, so we are 137,513 units short of meeting the current need.

The 137,000+ Housing Unit Shortage in Honolulu Needs to be Addressed

We need to not only build the necessary units to satisfy our population increase, but also need to close the gap on our massive existing housing shortage. To end the housing shortage over the next 10 years, Honolulu needs to plan to build the 137,513 units we are currently short, plus the estimated 29,095 per year needed to satisfy the new residents based on birth and death rates.

The housing demand definition needs to be amended to address the current shortage. If it remains as is then the 137,513 unit shortage and the resulting overcrowding and unaffordability in Honolulu will persist in 2030 as well.



**Testimony to the Senate Committee on Housing
Tuesday, February 11, 2020 at 1:45 P.M.
Conference Room 225, State Capitol**

RE: SB 2661, RELATING TO HOUSING ELEMENTS

Chair Chang, Vice Chair Kanuha, and Members of the Committee:

The Chamber of Commerce Hawaii ("The Chamber") **supports** SB 2661, which proposes to amend Chapter 46 HRS and require each county to prepare a housing supply plan to plan for projected increases in the state's housing supply to meet housing demands of the respective county, identify and analyze existing and projected housing needs for all income levels, and identify adequate sites for housing, including rental housing.

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.

Cities across the country are experiencing issues related to lack of housing supply. This challenge coupled with the high demand increases the price of housing and makes housing less affordable across the board.

This bill would elevate the need to address future housing needs by placing the requirement for counties to plan for housing needs into law. SB 2661 would require the counties to be more proactive in planning for and identifying areas for future growth.

Thank you for the opportunity to provide testimony in support of SB 2661.

SB-2661

Submitted on: 2/10/2020 9:28:50 PM

Testimony for HOU on 2/11/2020 1:45:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Ashleigh Loa	Individual	Support	No

Comments:

Harry Kim
Mayor



Roy Takemoto
Managing Director

Barbara J. Kossow
Deputy Managing Director

County of Hawai'i Office of the Mayor

25 Aupuni Street, Suite 2603 • Hilo, Hawai'i 96720 • (808) 961-8211 • Fax (808) 961-6553
KONA: 74-5044 Ane Keohokālole Hwy., Bldg C • Kailua-Kona, Hawai'i 96740
(808) 323-4444 • Fax (808) 323-4440

February 10, 2020

Senator Stanley Chang, Chair
Senator Dru Mamo Kanuha, Vice Chair
Committee on Housing

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

RE: SB 2661 Relating to Housing Elements

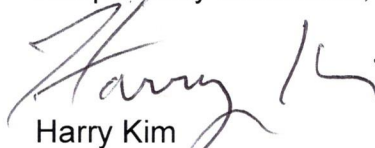
SB 2661 seeks to address an extremely important statewide problem, something that each and every one of us would like to resolve. For that reason alone, I applaud the initiative.

However, the study that is being proposed in this bill would be an enormous undertaking. It is the kind of project that should be farmed out to consultants and would command a hefty price tag (perhaps \$400,000 for the Big Island alone).

If the Legislature believes this task is important enough to fund, please amend SB 2661 to include grants to the counties to pay for such studies, or make an appropriation for the state department (Office of Planning?) that would be best suited to take on such a job. Speaking for Hawai'i County, we could not possibly afford to do it on our own.

I must oppose SB 2661 in its present form.

Respectfully Submitted,


Harry Kim
MAYOR



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

**HEARING BEFORE THE SENATE COMMITTEE ON HOUSING
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 225
TUESDAY, FEBRUARY 11, 2020 AT 1:45 P.M.**

To The Honorable Stanley Chang, Chair;
The Honorable Dru Mamo Kanuha, Vice Chair; and
Members of the Committee on Housing,

COMMENTS ON SB2661 RELATING TO HOUSING ELEMENTS

Aloha, my name is Pamela Tumpap and I am the President of the Maui Chamber of Commerce, with approximately 650 members. I am writing share our comments on SB2661.

Affordable housing and rentals are one of our top priorities and we support both statewide and county plans as we are currently in a crisis. However, we are concerned with this bill that seems to be mandating the counties create plans and contribute to a statewide plan without any funding to help them do so. We feel the state should be reaching out to the counties first to see what they currently have in place and/or are planning to do and encourage them to collect and share consistent data that contributes to cohesive statewide plan.

We appreciate the opportunity to testify on this matter.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.