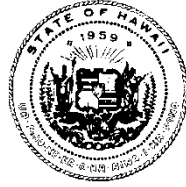


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Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

SENATE COMMITTEE ON HOUSING

Thursday, January 28, 2021
1:00 PM - Room 225, Hawaii State Capitol

In consideration of
SB 142
RELATING TO HOUSING DEVELOPMENT

Honorable Chair Chang, and Members of the Senate Committee on Housing, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 142, relating to housing development.

The Hawaii Public Housing Authority (HPHA) **supports** SB 142, which exempts affordable housing units, additions to existing dwelling units, accessory dwelling units, ohana dwelling units, and affordable housing projects developed by the Hawaii Public Housing Authority from fifty per cent of school impact fee requirements.

With thousands of the most vulnerable people of our State on our public housing wait list, the only way to be able to assist them by increasing our current inventory of affordable housing through P3 ventures. As an example, for two out of three of these redevelopments that are already in the works, the school impact fees would be approximately \$27 M. As all HPHA's redevelopments include affordable rental units, they do create the need for gap financing, and the school impact fees will exacerbate this gap. The funding of this gap will be requested from the Legislature, and therefore, would be reallocating State funds between two State entities. In addition, these impact fees will increase the total cost of the redevelopment which in turn increases the Developer Fee. For these reasons, the HPHA humbly prefers to be fully exempted from school impact fees.

The HPHA appreciates the opportunity to provide the Committee with the HPHA's testimony regarding SB 142. We thank you very much for your dedicated support.

SB-142

Submitted on: 1/27/2021 9:43:57 AM

Testimony for HOU on 1/28/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Kevin Carney	Testifying for EAH Housing	Oppose	No

Comments:

EAH appreciates the intent of a 50% reduction of the DOE Impact Fee. But, for the rental projects that we develop and manage, a 50% reduction still has a huge impact on the financial viability of our projects. We primarily serve those at 60% AMI and below. We need a total 100% exemption from this Fee. Without an exemption, the Fee increases our financial "gap". Our source of closing that "gap" is the State's Rental Housing Revolving Fund. The result is the State essentially then taking money from one State entity to give it to another State entity and in the meantime a critically needed rental housing project is potentially delayed waiting on a funding decision from the State. Please eliminate this hurdle and provide a 100% exemption. Thank you.

Kevin R. Carney (PB)

Vice President, Hawaii

EAH Housing

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SB-142

Submitted on: 1/26/2021 1:14:16 AM

Testimony for HOU on 1/28/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Taylor Yoshitomi-Jones	Individual	Comments	No

Comments:

I would like to provide comment on Senate Bill 142 on subsection 5 as it may translate into becoming a 'loophole' in communities who advocate for the conservation of lands in their respective neighborhood. Some communities feel as if the ongoing development is blocking them from being able to see the ocean and connect with their fellow neighbors but other than that I am in support of this housing development because of our rapid growth to both residence and in population alone. Families are increasing while being able to find affordable housing for these familites and workforces may be dwindling driving up the cost of living.