



DISABILITY AND COMMUNICATION ACCESS BOARD

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February 9, 2024

TESTIMONY TO THE HOUSE COMMITTEE ON HOUSING

House Bill 1762 – Relating to Housing

The Disability and Communication Access Board (DCAB) offers comments on House Bill 1762 – Relating to Housing.

This bill would require any government agency that exercises its authority to develop low- or moderate-income housing projects to process any low- or moderate-income housing project that meets the development requirements of chapter 201H, Hawaii Revised Statutes, and applicable administrative rules.

The housing crisis is magnified for people with disabilities. People with disabilities are twice as likely to live below the poverty level. Without action to address the affordable housing shortage, more people with disabilities are at risk of losing their independence or becoming homeless or institutionalized. This bill would assist people with disabilities who are facing housing insecurity.

In addition to addressing the affordable housing shortage, legislation should address the quantity of supportive housing units that are accessible to people with mobility and communication disabilities. The Americans with Disabilities Act Standards for Accessible Design (ADA Standards) specifies the minimum percentage of accessible housing units in public facilities. The ADA Standards only requires five percent of units to be accessible for mobility disabilities and two percent of units to be accessible for communication disabilities. The Fair Housing Act (FHA) design and construction requirements specifies the minimum number of adaptable housing units in public and private buildings containing four or more units. The FHA requires all dwelling units to be adaptable for mobility disabilities in buildings with an elevator, but only requires ground floor units to be adaptable for mobility disabilities in buildings without an elevator. The FHA does not require units to be adaptable for communication disabilities.

According to the U.S. Census Bureau's 2021 Disability Characteristics for the State of Hawaii, 19.1 percent of Hawaii's residents that are sixty five years and older have mobility difficulty, 12.6 percent have hearing difficulty, and 4.7 percent have vision difficulty. The following adjustments that exceed minimum accessibility and adaptability requirements would provide Hawaii residents with disabilities, especially kupuna with disabilities, the opportunity to live independently and give more residents without disabilities an option to continue to live in their home as they age in place:

- In public facilities with residential dwelling units, at least twenty percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features that comply with applicable technical requirements in the ADA Standards.
- In public facilities with residential dwelling units, at least thirteen percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features that comply with applicable technical requirements in the ADA Standards.
- In multi-story buildings with four or more residential dwelling units, an elevator shall connect each story and all dwelling units shall comply with the FHA design and construction requirements.

Investing in accessible, affordable supportive housing would ensure that more residential units would be available for individuals with disabilities and their families.

Thank you for considering our comments.

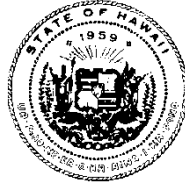
Respectfully submitted,



KIRBY L. SHAW
Executive Director

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
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Statement of
DEAN MINAKAMI
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON HOUSING

February 09, 2024 at 10:00 a.m.
State Capitol, Room 312

In consideration of
H.B. 1762
RELATING TO HOUSING.

HHFDC **supports** and offers an **amendment** to HB 1762, which prohibits any government agency that exercises its authority to develop low- or moderate- income housing projects from processing any low- or moderate-income housing project that meets the development requirements of Chapter 201H, Hawaii Revised Statutes (HRS) and applicable administrative rules from imposing stricter income requirements than those adopted or established by the State.

Because Section 201H-38, HRS provides that “[t]he legislative body of the county in which the housing project is to be situated shall have approved the project with or without modifications,” HHFDC suggests an amendment to this bill to amend subparagraph (A) of Section 201H-38 as follows:

(A) The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body. Notwithstanding the foregoing, the legislative body shall not approve the project with a modification that imposes stricter income requirements than those adopted or established by the State. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the legislative body;

Thank you for the opportunity to testify on this bill.



**HAWAII STATE HOUSE OF REPRESENTATIVES
COMMITTEE ON HOUSING
Conference Room 312 & Videoconference
State Capitol
10:00 AM**

February , 2024

Subject: HB 1762 - RELATING TO HOUSING

Chair Evslin, Vice-Chair Aiu, and members of the Committee:

My name is Max Lindsey, Government Relations Committee Chair 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 support of HB 1762, Relating to Housing. This bill would require any government agency that exercises its authority to develop low- or moderate- income housing projects to process any low- or moderate-income housing project that meets the development requirements of chapter 201H, Hawai'i Revised Statutes, and applicable administrative rules.

BIA-Hawaii is in strong support of legislation which streamlines and clarifies the 201H affordable housing process. This bill simply establishes that the state affordable rent and income limits set by the Hawaii Housing and Finance Development Corporation (HHFDC) are the prevailing limits for 201H project eligibility.

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

HB-1762

Submitted on: 2/7/2024 4:33:07 PM

Testimony for HSG on 2/9/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nani	Individual	Comments	Written Testimony Only

Comments:

Subject: Testimony as comments for HB1762

To: Chair, Vice Chair, and members of the committee

Re: HB1762 RELATING TO HOUSING

I am testifying on behalf of HB1762

§201H-10 Cooperative agreements with other governmental agencies.

1. Obtain the aid and cooperation of governmental agencies in the planning, construction, and operation of housing projects and enter into agreements and arrangements as it deems advisable to obtain aid and cooperation;

Request for consideration for the following:

To make available housing to civilian workforce, those government civilian employees that have already passed a government clearance to work on base.

If a person can work on the base they should be clear to have an option to live on base. This would help to mitigate our severe housing crisis in Hawaii.

We need to look at all way to improve housing shortages and get people into current housing. Building more and more structures is unsustainable to our current aging infrastructure with electricity and water resources.

In conclusion, we need to find ways that can utilize un-occupied housing. If we do not deal with the un-occupied housing in the state, it appears as if we are continuing the chase of a profitability mentality only accommodating developers instead of the livelihood of our people.

Sincerely,

Nani Be