



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
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Coastal Zone
Management
Program

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

Statement of
MARY ALICE EVANS
Director, Office of Planning and Sustainable Development
before the
**HOUSE COMMITTEE ON WATER AND LAND
AND
HOUSE COMMITTEE ON HOUSING**
Thursday, February 3, 2022
9:00 AM
State Capitol, Conference Room 423 & Videoconference

in consideration of
**HB 1836
RELATING TO HOUSING.**

Chairs Tarnas and Nakamura, Vice Chairs Branco and Hashimoto, and
Members of the House Committees on Water and Land and Housing.

The Office of Planning and Sustainable Development (OPSD) **supports** HB 1836. This measure would require the Hawaii Community Development Authority to be consulted for affordable housing projects within designated community development districts. HB 1836 would also clarify and establish that county approvals for district boundary amendments for affordable housing projects on land areas 15 acres or less under the provisions of Hawaii Revised Statutes Section 201H-38, would apply to the County land use decision making body within 45 days of the petition being submitted for approval.

OPSD has found that while the 45-day approval deadline is meant to expedite processing of the affordable housing development, it is also a very short timeframe in order to process large land projects, which may have significant adverse environmental, community and cumulative impacts on State facilities and resources. We recommend that the committee consider a 90-day approval process for both the State Land Use Commission and the County process.

Thank you for the opportunity to testify on this measure.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96813
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

DAVID Y. IGE
GOVERNOR

SUSAN TODANI
CHAIRPERSON

DEEPAK NEUPANE, P.E., AIA
EXECUTIVE DIRECTOR

Statement of
DEEPAK NEUPANE
Executive Director
Hawaii Community Development Authority
before the

HOUSE COMMITTEE ON HOUSING
and
HOUSE COMMITTEE ON WATER & LAND

Thursday, February 3, 2022
9:00 AM

Via Videoconference, State Capitol, Conference Room 423

In consideration of
HB 1836
RELATING TO HOUSING.

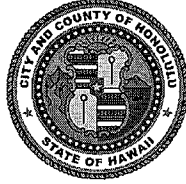
Chairs Nakamura and Tarnas, Vice Chairs Hashimoto and Branco, and members of the Committees. The Hawaii Community Development Authority (HCDA) **supports** **HB 1836**, that requires developers of eligible housing projects, under Chapter 201H-38, *Hawaii Revised Statutes*, to consult with HCDA on eligible housing projects located in HCDA's community development districts.

Thank you for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
MAYOR



DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

February 3, 2022

The Honorable Nadine K. Nakamura, Chair
and Members of the Committee on Housing
The Honorable David A. Tarnas, Chair
and members of the Committee on Water & Land
Hawaii State House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chairs Nakamura, Tarnas, and Committee Members:

**Subject: House Bill No. 1836
Relating to Housing**

The Department of Planning and Permitting (DPP) **opposes** the portion of House Bill No. 1836 that would expedite the development of affordable housing by requiring counties to issue a decision on a district boundary amendment for an affordable housing project involving land area of 15 acres or less within 45 days.

While the DPP supports the development of affordable housing targeting our residents with the greatest need and that is consistent with the City's long-range planning and land use policies, this Bill, in its current form, undermines the planning process with unrealistic time limits. The 45-day period does not allow adequate time for the required public hearing by the Planning Commission and for consideration and adoption by the City Council. Furthermore, a shortened timeframe does not provide sufficient time for outreach to agencies, organizations, neighborhood boards, and the community for review and comment.

Thank you for this opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dean Uchida".

Dean Uchida
Director

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Alice L. Lee

Vice-Chair
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Director of Council Services
Traci N. T. Fujita, Esq.

Deputy Director of Council Services
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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 1, 2022

TO: Honorable Nadine K. Nakamura, Chair
House Committee on Housing

FROM: Alice L. Lee
Council Chair

DATE: February 1, 2022

SUBJECT: **OPPOSE HB 1836, RELATING TO HOUSING**

Thank you for the opportunity to testify in **OPPOSITION** to this measure. The purpose of this measure is to establish expedited county approvals for district boundary amendments for affordable housing projects on land areas 15 acres or less, and requires consultation with the Hawai'i Community Development Authority for affordable housing development within designated community development districts.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **OPPOSE** this measure for the following reasons:

1. I appreciate the importance of making swift, but well-informed decisions for proposed affordable housing projects. However, this measure would impose a timeline that would be impossible for the County of Maui to meet consistent with the requirements of the State Sunshine Law and the Maui County Charter.
2. A district boundary amendment within the County's authority is approved by the Council's enactment of a land use ordinance. The Council cannot act on a land use ordinance until the applicable planning commission reviews and comments on it. The Council must pass a land use ordinance on two readings, at two different duly noticed public meetings, and, at the request of three Councilmembers, after a public hearing. The bill is then presented to the Mayor, who has 10 days, excluding weekends and holidays, to approve or veto. The Council has 30 days to override a veto.
3. The County has never approved a district boundary amendment within 45 days and, under current County and State law, is incapable of doing so.

For the foregoing reasons, I **OPPOSE** this measure.

To the Honorable Nadine K. Nakamura
February 1, 2022
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HOUSE COMMITTEES ON HOUSING, AND WATER AND LAND
State Capitol, Via Videoconference
415 South Beretania Street
9:00 AM

February 3, 2022

RE: HB 1836, Relating to Boundary Amendments

Chairs Nakamura & Tarnas, Vice Chairs Hasihimoto & Branco, and members of the committees:

My name is Daryl Takamiya, 2022 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 support of HB 1836, Relating to Housing. This bill would establish expedited county approvals for district boundary amendments for affordable housing projects on land areas fifteen acres or less, and requires consultation with the Hawaii community development authority for affordable housing development within designated community development districts.

The bill addresses the overlapping land use entitlement process used in Hawaii. Allowing the counties to reclassify lands, especially in areas which the county has identified for urban growth, removes the time consuming process of having the state Land Use Commission reclassify the lands. The counties are responsible for identifying areas for future urban expansion, and are best suited to make these types of urban land use decisions.

We are in support of HB 1836, and appreciate the opportunity to provide our comments on this matter.

HB-1836

Submitted on: 2/1/2022 7:53:40 AM

Testimony for HSG on 2/3/2022 9:00:00 AM

Submitted By	Organization	Testifier Position	Remote Testimony Requested
Sterling Higa	Individual	Support	No

Comments:

Unexpected delays in permitting add risk and uncertainty to affordable housing projects, increasing costs and pushing them out of reach of those they are intended to serve.

Worse, current costs discourage projects from getting off the ground, as they don't "pencil out."

This measure does not affect the discretion that counties have to grant or deny district boundary amendments. It only requires that they return those decisions within a reasonable time frame. It is worthy of your support.

If not this measure, the House should find other ways to expedite the permitting and approval process. Inaction is costly.

HB-1836

Submitted on: 2/1/2022 2:19:40 PM

Testimony for HSG on 2/3/2022 9:00:00 AM

Submitted By	Organization	Testifier Position	Remote Testimony Requested
Nanea Lo	Individual	Support	No

Comments:

Hello,

My name is Nanea Lo. I come from Papakōlea, O‘ahu. I'm a Kanaka Maoli born and raised in the Hawaiian Kingdom. I'm writing in full support of HB1836.

Establishes expedited county approvals for district boundary amendments for affordable housing projects on land areas fifteen acres or less. Requires consultation with the Hawaii community development authority for affordable housing development within designated community development districts.

Support HB1836.

me ke aloha ‘āina,

Nanea Lo