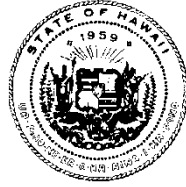


DAVID Y. IGE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

HOUSE COMMITTEE ON FINANCE

Thursday, February 24, 2022
12:30 PM – Videoconference – Room 308, Hawaii State Capitol

In consideration of
HB 1837, HD1
RELATING TO HOUSING

Honorable Chair Luke, and Members of the House Committee on Finance, thank you for the opportunity to provide testimony concerning House Bill (HB) 1837, HD1, relating to housing.

The Hawaii Public Housing Authority (HPHA) **supports** the enactment of HB 1837, HD1, which requires each county to submit biennial reports to the legislature on its efforts to reduce zoning and regulatory barriers to housing development. Requires the Hawaii housing finance and development corporation and Hawaii public housing authority to submit biennial reports, based on their individual review of the counties' reports, to the legislature and their respective board on streamlining affordable housing development.

The HPHA believes in reducing administrative barriers and encouraging the adoption of more flexible zoning and regulatory policies that would assist in the creation of more affordable housing. The HPHA stands ready and looks forward to assisting the Legislature in this endeavor and looks at this measure as an opportunity to be part of the overall solution needed to address all housing related issues in Hawaii.

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

DAVID Y. IGE
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
DENISE ISERI-MATSUBARA
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON FINANCE

February 24, 2022 at 12:30 p.m.
State Capitol, Room 308

In consideration of
H.B. 1837 HD1
RELATING TO HOUSING.

HHFDC **offers comments** on H.B. 1837 HD1. This bill requires each county to submit biennial reports to the legislature on its efforts to reduce zoning and regulatory barriers to housing development and requires the Hawaii Housing Finance and Development Corporation (HHFDC) and the Hawaii Public Housing Authority to submit biennial reports, based on their individual review of the counties' reports, to the legislature and their respective board on streamlining affordable housing development.

HHFDC recognizes the need for a study to streamline county efforts to reduce zoning and regulatory barriers to housing development.

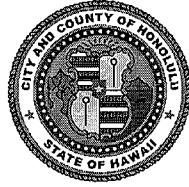
However, HHFDC does not currently have the capacity to implement this bill in-house. Implementation will likely require an additional 1.0 FTE at an annual cost of \$130,000 to gather and analyze the whole of the information required to prepare the subject reports and other reports to the Legislature.

Thank you for the opportunity to testify on this measure.

LATE *Testimony submitted late may not be considered by the Committee for decision making purposes.

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 24, 2022

The Honorable Sylvia Luke, Chair
and Members of the Committee on Finance
Hawaii State House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Luke and Committee Members:

**Subject: House Bill No. 1837, HD 1
Relating to Housing**

The Department of Planning and Permitting (DPP) **offers comments** on House Bill No. 1837, HD 1, the "Yes in My Backyard Act." This Bill would require counties to submit a biennial report to the Legislature on its efforts to reduce or remove regulatory or zoning barriers to housing for residents at all income levels to obtain housing.

While the DPP supports the intent of this Bill to increase the inventory of housing, we take a much broader view that county regulations, including zoning, support the City's growth management policies, long-range regional development plans, and transit-oriented development neighborhood plans. Yes, housing is an important component, but regulations must also support and encourage diverse neighborhoods that further our collective transportation and energy goals, and that have an appropriate mix of uses to support residents, businesses, and visitors.

The DPP already has taken steps in implementing measures outlined in the Bill. For example, an amendment to the Revised Ordinances of Honolulu, Chapter 21 (Land Use Ordinance) to revise use regulations is currently at City Council. In addition, the City recently adopted rules to govern the City's Multi-Family Rental Housing program and restore the City and County of Honolulu as an active issuer of tax-exempt special revenue bonds or private activity bonds.

The DPP website provides details on current initiatives, such as the LUO amendment, for legislators, agencies, and the community. This platform may be more timely and useful than a report produced every other year. Efforts are also underway to

The Honorable Sylvia Luke, Chair
and Members of the Committee on Finance
Hawaii State House of Representatives
House Bill No. 1837, HD 1
February 24, 2022
Page 2

revamp the DPP website, making it more user-friendly and providing timely and transparent information on projects and initiatives under consideration.

Thank you for this opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Uchida", written in a cursive style.

Dean Uchida
Director



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON
FINANCE
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 308
THURSDAY, FEBRUARY 24, 2022 AT 12:30 P.M.**

To The Honorable Sylvia Luke, Chair
The Honorable Kyle T. Yamashita, Vice Chair
Members of the committee on Finance

COMMENTING ON HB1837 HD1 RELATING TO HOUSING

The Maui Chamber of Commerce supports the concept and intent of this bill and would like to share a few comments. We think this information from the counties would be valuable to have. However, we recognize there is no incentive for counties to complete the report or if they make progress and there are also no consequences if the report is not completed or if the counties are not making improvements to keep up with demand.

Thank you for the opportunity to provide this testimony.

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.

February 24, 2022

The Honorable Sylvia Luke, Chair

House Committee on Finance

Via Videoconference

RE: H.B. 1837, HD1, Relating to Housing

HEARING: Thursday, February 24, 2022, at 12:30 p.m.

Aloha Chair Luke, Vice Chair Yamashita, and Members of the Committee,

I am Ken Hiraki, Director of Government Affairs, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its over 11,000 members. HAR **strongly supports** House Bill 1837, HD1, which requires each county to submit biennial reports to the Legislature on its efforts to reduce zoning and regulatory barriers to housing development. Requires the Hawaii housing finance and development corporation and Hawaii Public Housing Authority to submit biennial reports, based on their individual review of the counties' reports, to the legislature and their respective board on streamlining affordable housing development.

Homeownership is one of the most important ways for families to build wealth, connect more deeply with their communities and support the economic growth of the State. Unfortunately, that goal has become difficult for many families in Hawai'i, which has the highest cost of living in the country and high housing prices.

According to the Department of Business Economic Development and Tourism's 2019 report on Housing Demand in Hawai'i, the state needs up to 46,000, housing units to meet demand in Hawai'i by 2030. Ultimately, we have a housing supply problem, and this measure is a creative approach to address those challenges.

Many of the levers of home building are at the local level – from permitting to planning and zoning. According to the National Association of Homebuilders, regulatory costs account for a quarter of the final price of single-family housing and a third of the cost of multifamily housing. As such, by having the counties identify regulatory barriers and housing opportunities for residents of all income levels, is a great step towards addressing our State's housing needs.

Mahalo for the opportunity to testify.

HB-1837-HD-1

Submitted on: 2/23/2022 9:33:08 AM

Testimony for FIN on 2/24/2022 12:30:00 PM

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

Comments:

Solving our affordable housing crisis will require creativity and accountability. This YIMBY bill requires the counties to consider innovative approaches to increase the supply of affordable housing. It also requires them to collect data and reflect on their progress, which allows for iterative improvement of their plans.

Moreover, the information generated in these reports will allow state lawmakers to tailor their policymaking to the situation on the ground in the counties.

The bill deserves your support.