



**Before the House Committee on
Housing
And
Water and Land**

**Thursday, February 3, 2022
9:00am**

State Capitol, Conference Room 423, Via Videoconference

**In consideration of
HOUSE BILL 1937
RELATING TO HOUSING**

The Ohana Program Foundation **STRONGLY SUPPORTS HB 1937**. Hawaii has been losing our young adults, working class residents, and seniors due to the lack of affordable housing options throughout the state. Creatively utilizing already developed areas, mixed use options in urban and business areas, and providing a streamlined permitting process are just a few solutions to help increase affordable housing options.

Thank you for the opportunity to submit our support for HB1937.

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February 1, 2022

The Honorable Nadine K. Nakamura, Chair

House Committee on Housing

The Honorable David A. Tarnas, Chair

House Committee on Water & Land

Via Videoconference

RE: H.B. 1837, Relating to Housing

HEARING: Thursday, February 3, 2022, at 9:00 a.m.

Aloha Chair Nakamura, Chair Tarnas, and Members of the Joint Committees,

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 10,800 members. HAR **strongly supports** House Bill 1837, which requires each county to provide an annual report to the Legislature on the county's efforts at reducing zoning and regulatory barriers to 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.

LATE

HB-1837

Submitted on: 2/2/2022 7:04:36 PM

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

Submitted By	Organization	Testifier Position	Remote Testimony Requested
Pamela Tumpap	Maui Chamber of Commerce	Support	No

Comments:

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.

HB-1837

Submitted on: 2/1/2022 8:00:49 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:

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.