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GOVERNOR



DENISE ISERI-MATSUBARA
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STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
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IN REPLY REFER TO:

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

SENATE COMMITTEE ON HOUSING

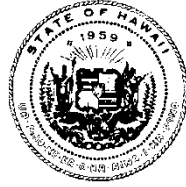
February 2, 2021 at 1:00 p.m.
State Capitol, Room 225

In consideration of
S.B. 12
RELATING TO HOUSING OBJECTIVES.

The HHFDC ***offers the following comments*** on S.B. 12, a bill which amends the Hawaii State Planning Act objectives and policies for socio-cultural advancement – housing such that the HHFDC and the Hawaii Public Housing Authority are specifically charged with achieving the State's housing objectives. We support the intent of this bill, and note that HHFDC's mission is consistent with these objectives.

Thank you for the opportunity to testify.

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Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

SENATE COMMITTEE ON HOUSING

Tuesday, February 2, 2021
1:00 PM – Room 225, Hawaii State Capitol

In consideration of
SB 12
RELATING TO HOUSING OBJECTIVES

Honorable Chair Chang and Members of the Senate Committee on Housing, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 12, relating to housing objectives.

The Hawaii Public Housing Authority (HPHA) **appreciates the intent** of SB 12 and offers the following comments. This measure requires the Hawaii Public Housing Authority and the Hawaii Housing Finance and Development Corporation to accomplish certain housing objectives.

The HPHA continues to embrace innovative approaches to redeveloping its aging and obsolete property inventory through higher density, mixed-income, mixed-use projects. The United States Department of Housing and Urban Development (HUD), who provides the majority of HPHA's annual operating funding, encourages this approach through Mixed-Finance strategies and other programs such as Rental Assistance Demonstration (RAD). These programs are typically executed through public private partnerships, better positioning HPHA properties to access the private capital and financing necessary to revitalize them into vibrant communities for future generations.

To execute this plan, HPHA has begun a major initiative to enter a series of public-private partnerships to redevelop its low-income public housing portfolio into vibrant, mixed-income/mixed-finance communities. The HPHA has identified several properties within its portfolio located in close proximity to the planned Honolulu Rail System stations currently being developed by The Honolulu Authority for Rapid Transportation (HART), that could immediately benefit from this initiative, as well as identifying additional HPHA properties with

the potential for redevelopment on neighbor islands. Undertaking redevelopment of these assets would not only allow the HPHA to rehabilitate functionally obsolete public housing units but would eliminate expensive repair and maintenance expenses required to maintain these units, while also significantly expanding the inventory of critically needed affordable housing units across the state.

In order for the HPHA to implement this plan, the financing component with funding assistance from the Legislature is needed. For example, the HPHA's Elderly Affordable Rental Housing Project at School Street has a total of 800 units, but due to the gap financing assistance needed from the Legislature and the unavailability of tax credits, the HPHA must construct the project in 8 years instead of 2 years.

The HPHA appreciates the opportunity to provide the Committee with the HPHA's testimony regarding SB 12. We thank you very much for your dedicated support.

SB-12

Submitted on: 1/31/2021 5:29:15 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
cathy lee	Individual	Support	No

Comments:

I believe it's always a good idea for state agencies to codify clear objectives so related milestones and performance metrics can be created, both for the state agencies to hold themselves up against and for the public to have a better understanding of what exactly is happening and why.

SB-12

Submitted on: 1/31/2021 5:44:57 PM

Testimony for HOU on 2/2/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Glenn Nagao	Individual	Support	No

Comments:

I am writing in support of SB12.

Affordable housing is one of the the key issues facing our state and we should be doing all we can to provide more housing for middle and low-income earners. This would have many net benefits including retaining local talent by not forcing them to relocate off island due to the high cost of living. Setting well-defined and measurable objectives and policies will put the State on a path to achieving the overall goal of reducing and eventually eliminating its housing problems.

Please vote in support of SB12.