



**MAUI**  
CHAMBER OF COMMERCE  
VOICE OF BUSINESS

**HEARING BEFORE THE SENATE COMMITTEE ON HOUSING  
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 225  
TUESDAY, FEBRUARY 9, 2021 AT 1:00 P.M.**

To The Honorable Stanley Chang, Chair;  
The Honorable Dru Mamo Kanuha, Vice Chair; and  
Members of the Committee on Housing,

**SUPPORT SB4 RELATING TO INCLUSIONARY ZONING**

Aloha, my name is Pamela Tumpap. I am the President of the Maui Chamber of Commerce, in the county most impacted by the COVID-19 pandemic in terms of our dependence on the visitor industry and corresponding rate of unemployment. I am writing share our support of SB4.

One of the challenges in keeping a property affordable in perpetuity is that it does not allow for local families to make decisions about their own wealth. Affordable in perpetuity clauses are put in place to protect housing for local residents, which this bill addresses. With the requirement that the house can only be sold to a local resident who will occupy the home, it takes out the speculation and we think that is a good compromise.

Mahalo for your consideration of our testimony and ask that you please pass this bill.

Sincerely,

*Pamela Tumpap*

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.



Testimony from Faith Action's Housing NOW!  
Senate Committee on Housing  
February 9, 2021 at 1:00 p.m.  
Conference Room 229

#### **SUPPORTING SB 4**

Aloha Chair Chang, Vice Chair Kanuha, and members of the Senate Committee on Housing,

Faith Action Housing NOW! supports SB 4, which targets housing to those most in need by restricting sales to buyers who are residents of the State, are owner-occupants, and do not own any other real property.

“Inclusionary zoning” may have seemed noble when first used in Hawaii Community Development Authority projects in the 1970’s. But now, it allows government support for market priced housing by 1) allowing 80% of units to be sold at any price, and 2) another 20% of units sold to a family of 4 at prices averaging \$823,000. This kind of “inclusionary” pricing is nowhere near the level that helps families most needing homes here.

Faith Action believes all Hawaii residents should have access to adequate housing affordable to them. This principle is embodied in the housing objectives and policies of the Hawaii State Planning Act, which sets forth our long-range comprehensive plan. This plan includes the goals of building the number of homes needed to keep pace with Hawaii residents' housing needs.

The housing need is greatest at levels where income is lowest — the 37% of residents in the **A**ssets **L**imited, **I**ncome **C**onstrained, **E**mloyed (ALICE) population and the 11% below the poverty rate — 48% of us. The National Low Income Housing Coalition estimates that Hawaii's housing need at this income level is for more than 40,000 homes.

Look at Kakaako, housing built under the guidance of state government's HCDA. Very little housing there — built under the “inclusionary” mandate — serves poverty-level or ALICE families. We believe when government is in the picture, housing should go to residents who will live in the units and who own no other property. Prices will fall to serve **that** population, not the offshore and wealthy who fill Kakaako's units.

HousingNOW! supports passage of SB 4, which will help government support the homes we need.

Mahalo for your consideration.

Testimony by Galen Fox  
Faith Action Housing NOW! Member  
Senate Committee on Housing  
February 9, 2021 at 1:00 p.m.  
Conference Room 225

### **SUPPORTING SB 4**

Aloha Chair Chang, Vice Chair Kanuha, and members of the Senate Committees on Housing,

Our Housing NOW! task force supports SB 4, which targets housing to those most in need by restricting sales to buyers who are residents of the State, are owner-occupants, and do not own any other real property.

“Inclusionary zoning” may have seemed noble when first used in Hawaii Community Development Authority projects in the 1970’s. But now, in the name of housing everybody, “inclusionary zoning” means government support for mostly market-priced housing. This occurs through the strange process of 1) allowing 80% of units to be sold at any price, and 2) allowing another 20% of units to sell, for example, to a family of 4 at a price averaging \$853,000 (120% AMI on average, 3.25% interest). The counties follow similar “inclusionary” policies. This kind of “inclusionary” pricing is nowhere near the level affordable to most families here.

Faith Action believes all Hawaii residents should have access to adequate housing affordable to them. This principle is embodied in the housing objectives and policies of the Hawaii State Planning Act, which sets forth our long-range comprehensive plan. This plan includes the goals of building the number of homes needed to keep pace with Hawaii residents' housing needs.

The housing need is greatest at levels where income is lowest — the 37% of residents in the **Assets Limited, Income Constrained, Employed (ALICE)** population and the 11% below the poverty rate — 48% of us. The National Low Income Housing Coalition estimates that Hawaii’s housing need at this income level is for more than 40,000 homes.

I am a Kakaako resident. Look at our neighborhood, housing built under the guidance of the State’s HCDA. Very little housing here — all conforming to the “inclusionary” mandate — serves poverty-level or ALICE families. I and Faith Action believe when government is providing support, housing should go to residents who will live in the units and who own no other property. Prices would then fall to serve **that** population, not the offshore and wealthy who fill Kakaako’s units.

HousingNOW! and myself support passage of SB 4, which will help counties build the homes we need.

Mahalo for your consideration,

Galen Fox  
Faith Action Housing NOW! Task Force

## TESTIMONY OF ELLEN GODBEY CARSON IN SUPPORT OF SB4

To the Senate Committee on Housing  
For Hearing on February 9, 2021 at 1:00pm, Conf Room 225

**I write in support of SB4.** While I write as an individual, I have served as President and director of Institute for Human Services, leader for Faith Action for Community Equity, and member of the Church of the Crossroads Peace and Justice Mission Team, spending hundreds of volunteer hours helping Hawaii find better systemic ways to address its dual crises of homelessness and lack of affordable housing.

SB 4 is a component of the ALOHA Homes proposal (SB1), which is the game changer we need. We need a way to create affordable housing that will be sustainable and budget neutral, with non-profit approaches to building tens of thousands of housing units quickly and economically. ALOHA Homes is designed to do just that. But it needs limited exemption from inclusionary zoning requirements in order to allow its alternative model of building for residents of the State who are owner-occupants and do not own any other real property.

Senator Chang's bills for ALOHA Homes (the Singaporean model of housing) are the only proposal I've seen in my 30+ years of living in Hawaii that have any hope of making a major change in the supply of affordable housing units, in a way that is sustainable and budget neutral, using market forces and creative intelligence instead of taxpayer subsidies. Exemption of ALOHA Homes from inclusionary zoning allows them to exist in perpetuity for the benefit of Hawaii residents, while allowing our residents to enjoy financial appreciation of the units.

I have traveled to Singapore and marveled at their system that allows approximately 90% of their population to own their own home, at affordable prices, on an island that shares many of the same daunting challenges we have in Hawaii. Our current methods for creating affordable housing in this state have been inadequate, incremental, unbelievably slow and tedious.

In my opinion, the bills to support ALOHA Homes deserve our strongest support. Let's give them a chance to work in Hawaii. It's true that there will be much to be worked out in details of how best to make a Singaporean model work in Honolulu. That's why these bills need all of us working together toward this goal, to help Hawaii create a new model for sustainable affordable housing in the United States.

Respectfully submitted,

Ellen Godbey Carson

Honolulu, Hawaii February 6, 2021