



**HOUSE COMMITTEE ON JUDICIARY AND HAWAIIAN AFFAIRS  
State Capitol, Room 325  
415 South Beretania Street  
2:00 PM**

**MARCH 15, 2023**

RE: SB 763 SD2 HD1 - RELATING TO AFFORDABLE HOUSING

Chair Nakashima, Vice Chair Sayama, and members of the committee:

My name is Max Lindsey, 2023 Government Relations Committee Chair 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 SB 763 SD2 HD1, Relating to Affordable Housing.** This bill temporarily exempts affordable housing projects under certain circumstances from specific state and county fees and exactions related to discretionary approval or ministerial permitting, except application fees payable to the Hawai'i Housing Finance and Development Corporation and the rates and fees of the various boards of water supply.

The bill properly recognizes the delays, exactions and additional costs that are layered onto housing projects subject to the County's permitting and entitlement process. Uncertainty in obtaining county approval increases risks and drives up the cost of housing in Hawaii. Exemptions from state and county fees and exactions will remove the uncertainty and risks that developers of affordable housing projects face on each project.

The state of Hawaii is in a dire housing crisis. As the Legislature is aware, the cost of housing in Hawaii is extremely high, with Oahu's median price of homes being currently over \$1 million. Approximately 153,967 U.S. households are priced out of buying a home for every \$1000 increase in price, according to the National Association of Home Builders (NAHB). We are in support of legislation that would allow for the building of much-needed housing at every price point in Hawaii.

Thank you for the opportunity to share our support.

JOSH GREEN, M.D.  
GOVERNOR



DENISE ISERI-MATSUBARA  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
PHONE: (808) 587-0620  
FAX: (808) 587-0600

IN REPLY PLEASE REFER TO:

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

**HOUSE COMMITTEE ON JUDICIARY & HAWAIIAN  
AFFAIRS**

March 22, 2023 at 2:00 p.m.  
State Capitol, Room 325

In consideration of  
**S.B. 763 SD2 HD1**  
**RELATING TO AFFORDABLE HOUSING.**

HHFDC **supports** S.B. 763 SD2 HD1, which, for a five-year period, exempts affordable housing projects developed under Section 201H-38, Hawaii Revised Statutes, from specific state and county fees and exactions related to discretionary approval or ministerial permitting, provided that the units are exclusively made available to certain qualified residents who are owner or renter occupants and own no other real property.

These actions would serve to reduce development costs and encourage more affordable housing units to be produced.

Thank you for the opportunity to provide testimony.