



Email: [communications@ulupono.com](mailto:communications@ulupono.com)

HOUSE COMMITTEE ON HOUSING  
Wednesday, February 1, 2023 — 9:30 a.m.

**Ulupono Initiative supports HB 329, Relating to Energy.**

Dear Chair Hashimoto and Members of the Committee:

My name is Micah Munekata, and I am the Director of Government Affairs at Ulupono Initiative. We are a Hawai'i-focused impact investment firm that strives to improve the quality of life throughout the islands by helping our communities become more resilient and self-sufficient through locally produced food, renewable energy and clean transportation choices, and better management of freshwater resources.

**Ulupono supports HB 329**, which requires solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed.

Ulupono supports the State's efforts to meet its renewable energy and sustainability goals with the infrastructure readiness approach. Solar conduit, electrical panel and electric vehicle readiness are cheaper and easier to build when homes or buildings are originally being built rather than being retrofitted to accommodate these updates. With the State and all counties committed to a clean transportation future, measures such as this will accelerate the transition while also making it less costly.

Thank you for the opportunity to testify.

Respectfully,

Micah Munekata  
Director of Government Affairs

*Investing in a Sustainable Hawai'i*

**HB-329**

Submitted on: 1/30/2023 10:37:45 PM

Testimony for HSG on 2/1/2023 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Dave Mulinix	Our Revolution Hawaii	Support	Written Testimony Only

Comments:

Aloha Chair Hashimoto, Vice Chair Aiu, and Members of the Housing Committee:

On behalf of Our Revolution Hawaii's 5,000 members and supporters statewide, I stand in Strong Support of HB329 that requires solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed.

Requiring “solar-ready” roofs and “EV-ready” parking are low-cost measures that expand access to solar panels and chargers for electric vehicles (EVs), and unlocks big additional savings that residents can get by installing these technologies.

Additionally the cost of retrofitting buildings and parking infrastructure for EVs is far higher than designing it in from the start.

Futher, requiring “solar-ready” roofs and some “EV-ready” parking will help Hawaii build its way out of the climate crisis instead of making it worse.

Please vote in support of HB329.

Mahalo for your kind attention,

Dave Mulinix, Cofounder & Statewide Organizer

Our Revolution Hawaii



To: The House Committee on Housing  
From: Sherry Pollack, Co-Founder, 350Hawaii.org  
Date: Wednesday, February 1, 2023, 9:30am

**In support of HB329**

Aloha Chair Hashimoto, Vice Chair Aiu, and members of the Housing committee,

I am Co-Founder of the Hawaii chapter of 350.org, the largest international organization dedicated to fighting climate change. 350Hawaii.org **supports HB329** that would require solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed.

In 2020, the city and county of Honolulu smartly enacted a measure to require solar conduit and electrical panel readiness for new construction, and a measure to require electric vehicle readiness when an electrical panel and parking area are installed. By doing so, these actions helped lower the energy costs and carbon footprint of new houses, a big win-win for residents in the city and county of Honolulu. However, families from communities from all counties across the state deserve to be afforded these same benefits, and thus these same actions should be adopted on a statewide basis.

Requiring “solar-ready” roofs and some “EV-ready” parking are low-cost measures that expand access to solar panels and chargers for electric vehicles (EVs), and unlock big additional savings that residents can get by installing these technologies. Without a doubt, the cost of retrofitting buildings and parking infrastructure for EVs is far higher than designing it in from the start.

In addition, requiring “solar-ready” roofs and some “EV-ready” parking will help Hawaii build its way out of the climate crisis instead of making it worse. Hawaii has committed to meeting its energy needs with 100 percent renewable energy by 2045. With rising seas, a worsening hurricane season, struggling coral reefs, and varying supplies of drinking water, the state is already feeling the effects of climate change. Given that new housing and building infrastructure lasts over 50 years, the best time for Hawaii to start setting more ambitious guidelines towards decarbonization for new construction should have started decades ago. The second-best time is now.

Bottomline, HB329 gives residents access to clean, affordable energy, helping people save money on their monthly bills at a time when so many are struggling, and at the same time helping to save the planet from climate-destroying greenhouse gases. This is an important step to help Hawaii meet its climate goals, reduce costs for residents, and become more resilient.

Mahalo for the opportunity to testify in **support** of this important legislation.

Sherry Pollack  
Co-Founder, 350Hawaii.org



Environmental Caucus of  
The Democratic Party of Hawai'i

To: The Honorable Troy N. Hashimoto, Chair  
The Honorable Micah P.K. Aiu, Vice Chair  
Members of the Committee on Housing

Re: **HB 329 – RELATING TO ENERGY**

Hearing: Wednesday, February 1, 2023, 9:30 a.m., Conference Room 312 & Videoconference

Position: **Strong support**

Aloha, Chair Hashimoto, Vice Chair Aiu and Members of the Committee on Housing:

The Environmental Caucus of the Democratic Party of Hawai'i stands in strong support of HB 329. This measure requires solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed, effective 1/1/2024

The Democratic Party of Hawai'i Environmental Platform Planks set policies to protect and preserve Hawai'i's environment and achieve energy sustainability, advance measures to re-establish a healthy climate and environment for humans and fellow species, including actions to urgently address climate change, and to work towards 100% renewable energy goals.

We believe that all people have the right to live in a clean, healthy, and safe environment. We believe that the preservation of our natural environment and its ecological well-being is essential to ensuring a safe, healthy, bountiful life for future generations in Hawai'i. We support policies that create a more sustainable society. We support the restoration, preservation, and protection of native ecosystems.

We believe in the resource management principles outlined in the Public Trust doctrine of [Article XI, Section 1 of] the Hawai'i State Constitution. We support policy that incorporates indigenous resource-management practices and technologies such as the Ahupua'a System in modern urban planning and development to create an ecologically sustainable balance between the needs of the people and the rights of nature.

We believe that a key part of a sustainable and self-sufficient future for Hawai'i lies in achieving energy independence through a transition to clean renewable energy sources. We support policy that eliminates our dependence on fossil fuels and other dirty energy sources. We support policies that expand access to public transportation and encourage transit-oriented development and walkable communities.” [OUR PLATFORM | DPH \(hawaiidemocrats.org\)](https://www.hawaiidemocrats.org/our-platform)

This measure requires solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed, effective 1/1/2024

Please support and pass this bill.

/s/ Melodie Aduja and Alan Burdick  
Co-Chairs, Environmental Caucus of the Democratic Party of Hawai'i



**HOUSE COMMITTEE ON HOUSING  
State Capitol  
415 South Beretania Street  
9:30 AM**

**February 1, 2023**

RE: HB 329 - RELATING TO ENERGY

Chair Hashimoto, Vice Chair Aiu, 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 offers the following comments regarding HB 329, Relating to Energy.** This bill would require solar conduit and electrical panel readiness for new residential construction and electric vehicle readiness when an electrical panel and parking area are installed.

While we understand the need for zero-emission transportation and green energy infrastructure, we disagree that the cost should be placed upon builders of housing developments, and future homeowners. Financial impact needs to be analyzed and addressed when mandating further cost onto homebuilding in our state.

Hawaii is in a major housing crisis, which continues to worsen.. Rather than placing more costly mandates on construction, perhaps the Legislature should look for creative ways to incentivize the market to move further in that direction, without negatively impacting local families. 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 concerns.



January 31, 2022

Representative Troy Hashimoto, Chair  
Representative Micah Aiu, Vice Chair  
Members of the Committee on Housing

RE: **HB 329– RELATING TO ENERGY**  
**Hearing date – February 1, 2023 at 9:30 a.m.**

Aloha Chair Hashimoto, Vice Chair Aiu and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **OPPOSITION** to HB 329 – RELATING TO ENERGY. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

HB 329 requires solar conduit and electrical panel readiness for all new residential construction and parking stall installations. These proposed requirements would specifically impact all residential units which include single family and two-family residences.

NAIOP opposes the requirement that new multi-family residential building be EV charger ready as it is unnecessary and would increase the cost of affordable housing projects or prohibit the development of a housing project. Most developers are required to build 30% of their development to be affordable housing. The increased cost associated with installation of the EV charger readiness in new construction will be reflected in the cost of affordable housing units for our residents or prevent a project from penciling out altogether.

Furthermore, as Hawaii is experiencing higher construction costs due to inflation, the additional costs of ensuring that new residential units are EV ready will prevent affordable housing units from being constructed. In conjunction, interest rates have significantly risen in the past year making affordable housing projects nearly infeasible due to rising costs and lower eligible affordable unit sales prices due to AMI restrictions. Accordingly, affordable housing is becoming increasingly more difficult to construct, and requiring EV and Solar readiness will prevent much needed housing units from being constructed for our residents.

Representative Troy Hashimoto, Chair  
Representative Micah Aiu, Vice Chair  
Members of the Committee on Housing  
January 31, 2023  
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NAIOP Hawaii understands the need for zero-emission transportation infrastructure, however, we disagree that the cost should be placed upon the developers of affordable housing, and future homeowners. The financial and housing inventory impacts needs to be analyzed and addressed before mandating further cost onto homebuilding in our state.

Furthermore, most residential properties are privately owned and maintained by an association. Therefore, mandating installation of EV readiness may significantly raise the monthly maintenance costs for each homeowner. This will be especially problematic if the current association's maintenance fees are already costly.

In addition, the proposed requirement is unnecessary since most counties already have EV infrastructure requirements on new construction. Requiring additional mandates of this nature is duplicative and may ultimately result in less housing units being constructed.

Hawaii is in a major housing crisis, which has only worsened over time. Requiring EV readiness may prevent projects from being constructed. Consequently, for projects to be constructed developers will need to pass on the costs to buyers. Accordingly, this bill would be inconsistent with addressing the need to create more affordable housing for Hawaii residents which is a priority of the legislature.

While NAIOP supports creative solutions to incentivize the installation of EV charging stations, it opposes mandating unnecessary and costly requirements that will ultimately have negative impacts on Hawaii's housing supply and local families. For these reasons we urge you to defer HB 329. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read "Jennifer Camp".

Jennifer Camp, President  
NAIOP Hawaii



**Hawaii Solar Energy Association**  
*Serving Hawaii Since 1977*

**Testimony of The Hawaii Solar Energy Association (HSEA) Regarding HB329, Relating to  
Energy, Before the House Committee on Housing**

**Wednesday, February 1, 2023**

Aloha Chair Hashimoto, Vice Chair Aiu, and committee members:

The Hawaii Solar Energy Association (HSEA) **supports HB329**, which extends solar conduit and electrical panel readiness and EV readiness requirements for new single family residential construction statewide.

HSEA members include the majority of locally owned and operated renewable energy companies doing business in the state as well as leading global cleantech manufacturers and service providers that invest and sell in our market. We employ thousands of residents in diverse jobs including contractors, installers, electricians, engineers, design professionals, product managers, marketing and salespeople, financial services professionals, and service technicians. We advocate for policies that help Hawaii achieve critical climate and resilience goals by enabling residents and businesses to invest in and benefit from the transition to clean energy.

Requiring new homes to be built with certain baseline solar and EV readiness requirements makes common sense and lowers the cost to achieve Hawaii's resilience and renewable energy goals. It also makes the benefits of renewable energy more accessible to communities that have not yet been able to participate in Hawaii's renewable energy market.

HSEA **supports HB329** and respectfully urges the committee to advance this measure.

Thank you for the opportunity to testify.

Sincerely,

***/s/ Rocky Mould***

Rocky Mould  
Executive Director



**HB-329**

Submitted on: 1/30/2023 10:12:35 PM

Testimony for HSG on 2/1/2023 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul Bernstein	Individual	Support	Remotely Via Zoom

Comments:

Aloha Chair Hashimoto, Vice Chair Aiu, and Members of the Housing Committee:

I'm writing to you in **strong support** of HB329 (Photovoltaic Systems and Electric Vehicles; Readiness; New Residential Construction). I know from personal experience the great costs and hassles that come from trying to retrofit one's home when it's not designed to easily install renewable energy. Because my house's breaker panel and wiring is deficient, I've been unable to install a solar hot water heating system because no contractor want to do all the required electrical work. Though different from PV systems, the readiness problem of being unable to easily install renewables is exactly what this bill addresses.

Though this bill will add some cost to new homes, the cost increase will pale in comparison to the cost savings that the homeowner would realize from installing PV or replacing an internal combustion engine vehicle with an EV. This bill would lower overall homeownership costs and the carbon footprint of new houses, which is a big win-win for Hawai'i and its residents. Mahalo for hearing this important bill. Please pass this bill out of your committee.

Respectfully,

Dr. Paul Bernstein

Researcher with UHERO

**HB-329**

Submitted on: 1/31/2023 5:00:22 PM

Testimony for HSG on 2/1/2023 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Roy Skaggs	Individual	Support	Written Testimony Only

Comments:

Aloha,

My name is Roy Skaggs and I am the Director of Sales at Alternate Energy and I am also a solar customer. I strongly support HB329! It makes common sense to prepare for the future by future-proofing new homes and buildings, etc.

Mahalo!

Roy Skaggs