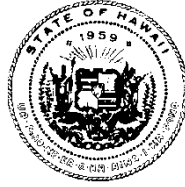


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

Statement of
DEAN MINAKAMI
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HOUSING

March 12, 2024 at 1:00 p.m.
State Capitol, Room 225

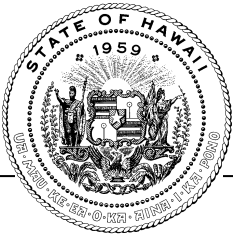
In consideration of
H.B. 1808 HD1
RELATING TO HOUSING.

Chair Chang, Vice Chair Hashimoto, and members of the Committee.

HHFDC **supports** HB 1808 HD1, which expands the counties' authorization to exercise the same powers as HHFDC for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments. It also authorizes units in low- and moderate-income housing projects to be made available to households with higher incomes if there is an insufficient number of persons or families who meet income qualifying requirements.

Specifically, this bill would allow the counties authorization to use affordable-housing bonds to develop mixed-use housing projects, especially in transit-oriented development areas.

Thank you for the opportunity to testify on this bill.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
INTERIM DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Interim Director

before the
SENATE COMMITTEE ON HOUSING

Tuesday, March 12, 2024

1:00 PM

State Capitol, Conference Room 225

in consideration of
**BILL NO HB 1808, HD1
RELATING TO HOUSING.**

Chair Chang, Vice Chair Hashimoto, and Members of the Senate Committee on Housing:

The Office of Planning and Sustainable Development (OPSD) **supports** House Bill 1808, HD1, which expands the counties' authorization to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments.

Under existing law, the counties are not authorized to use affordable housing bonds to develop mixed-use affordable housing projects. The proposed bill remedies this by providing the counties with the same authority as HHFDC in funding mixed-use development. This is an important tool for counties to use to develop affordable housing in transit-oriented development projects, providing shops, services and jobs for residents and neighbors.

Thank you for the opportunity to testify on this measure.



DISABILITY AND COMMUNICATION ACCESS BOARD

1010 Richards Street, Room 118 • Honolulu, Hawaii 96813
Ph. (808) 586-8121 (V) • TTY (808) 586-8162 • Fax (808) 586-8129

March 12, 2024

TESTIMONY TO THE SENATE COMMITTEE ON HOUSING

House Bill 1808 HD1 – Relating to Housing

The Disability and Communication Access Board (DCAB) offers comments on House Bill 1808 HD1 – Relating to Housing.

This bill would expand the counties' authorizations to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-use developments.

The housing crisis is magnified for people with disabilities. People with disabilities are twice as likely to live below the poverty level. Without action to address the affordable housing shortage, more people with disabilities are at risk of losing their independence or becoming homeless or institutionalized. This bill would assist people with disabilities who are facing housing insecurity.

In addition to addressing the affordable housing shortage, legislation should address the quantity of supportive housing units that are accessible to people with mobility and communication disabilities. The Americans with Disabilities Act Standards for Accessible Design (ADA Standards) specifies the minimum percentage of accessible housing units in public facilities. The ADA Standards only requires five percent of units to be accessible for mobility disabilities and two percent of units to be accessible for communication disabilities. The Fair Housing Act (FHA) design and construction requirements specifies the minimum number of adaptable housing units in public and private buildings containing four or more units. The FHA requires all dwelling units to be adaptable for mobility disabilities in buildings with an elevator, but only requires ground floor units to be adaptable for mobility disabilities in buildings without an elevator. The FHA does not require units to be adaptable for communication disabilities.

According to the U.S. Census Bureau's 2021 Disability Characteristics for the State of Hawaii, 19.1 percent of Hawaii's residents that are sixty five years and older have mobility difficulty, 12.6 percent have hearing difficulty, and 4.7 percent have vision difficulty. The following adjustments that exceed minimum accessibility and adaptability requirements would provide Hawaii residents with disabilities, especially kupuna with disabilities, the opportunity to live independently and give more residents without disabilities an option to continue to live in their home as they age in place:

- In public facilities with residential dwelling units, at least twenty percent, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features that comply with applicable technical requirements in the ADA Standards.

- In public facilities with residential dwelling units, at least thirteen percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features that comply with applicable technical requirements in the ADA Standards.
- In multi-story buildings with four or more residential dwelling units, an elevator shall connect each story and all dwelling units shall comply with the FHA design and construction requirements.

Investing in accessible, affordable supportive housing would ensure that more residential units would be available for individuals with disabilities and their families.

Thank you for considering our comments.

Respectfully submitted,

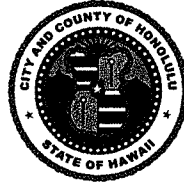


KIRBY L. SHAW
Executive Director

**DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEB: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

March 12, 2024

The Honorable Stanley Chang, Chair
and Members of the Committee on Housing
Hawai'i State Senate
Hawai'i State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813

**Subject: House Bill No. 1808, HD 1
Relating to Housing**

Dear Chair Chang and Committee Members:

The Department of Planning and Permitting (DPP) **strongly supports** House Bill No. 1808, HD 1, which expands the counties' authorization to exercise the same powers as the Hawai'i Housing Finance and Development Corporation (HHFDC) for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments. This bill also authorizes units in low- and moderate-income housing projects to be made available to households with higher incomes if there is an insufficient number of persons or families who meet income qualifying requirements, and issue bonds for this purpose.

In particular, the ability for counties to utilize bonds for mixed-used development will greatly facilitate transit-oriented development (TOD) on O'ahu. This Bill's objectives support various City & County of Honolulu land use policies, including the O'ahu General Plan, regional development/sustainable communities plans, and neighborhood TOD plans, as well as its Housing Plan.

In addition to TOD, mixed-use developments can further contribute toward affordable housing. Proceeds from commercial uses that are applied to building maintenance can allow for reduced fees assessed on the residential units. At the same time, co-locating commercial and residential uses next to each other reduces residents' reliance on travel, saving them time and money that would otherwise go toward a transit fare or the myriad costs of automobile ownership.

The Honorable Stanley Chang, Chair
and Members of the Committee on Housing
Hawai'i State Senate
House Bill No. 1808, HD 1
March 12, 2024
Page 2

There has been a coordinated effort between City and State agencies to implement TOD, based on years of planning and targeted investments. This Bill provides parity between the counties and State, since the HHFDC already has authorization, and allow counties to also contribute toward affordable living and smart growth in Hawai'i.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Dawn', with a long horizontal flourish extending to the right.

Dawn Takeuchi Apuna
Director

OFFICE OF HOUSING
KE KE'ENA HO'OLĀLĀ KŪKULA HALE
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 306 • HONOLULU, HAWAII 96813
PHONE: (808) 768-4675 • FAX: (808) 768-4242 • WEBSITE: www.honolulu.gov/housing

RICK BLANGIARDI
MAYOR
MEIA



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR
PO'O HO'OKO

KEVIN AUGER
DEPUTY DIRECTOR
HOPE PO'O

2024-HOU-015

March 11, 2024

The Honorable Stanley Chang, Chair
The Honorable Troy Hashimoto, Vice Chair
and Members of the Senate Committee on Housing
Hawai'i State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813

Dear Chair Chang, Vice Chair Hashimoto, and Committee Members:

SUBJECT: Testimony in Strong Support of HB1808, HD1 – Relating to Housing
Hearing: Tues., March 12, 2024, 1:00 p.m. at the State Capitol, Rm. 225

The City and County of Honolulu **strongly supports HB1808, HD1**, which seeks to expand the counties' authority to facilitate the development, construction, financing, or refinancing of affordable housing projects, including mixed-use development – similar to the authority currently provided to the Hawai'i Housing Finance and Development Corporation (HHFDC). We respectfully request for your committee to amend the measure to become effective upon approval.

Under §201H-12, Hawai'i Revised Statutes (HRS), HHFDC has the ability to plan, develop, construct, and finance housing projects, including mixed-use developments. As currently written, §46-15.1(a), HRS, relating to county housing powers, provides the counties the ability to exercise the same powers as those granted to HHFDC pursuant to 201H, but only for the purpose of developing, constructing, and providing low- and moderate-income housing. Under existing law, the counties are not authorized to use affordable housing bonds to develop mixed-use affordable housing projects. The proposed bill remedies this inconsistency by providing the counties with the same authority as HHFDC with respect to mixed-use development.

With the commencement of operations of the city's new rail system in June 2023, the Blangiardi Administration is working to activate Transit-Oriented Development (TOD) plans that were adopted by the communities that surround the key rail stations. Good examples of this are the city's recently acquired properties in the Iwilei TOD area – the

The Honorable Stanley Chang, Chair
The Honorable Troy Hashimoto, Vice Chair
and Members of the Senate Committee on Housing
March 11, 2024
Page 2

First Hawaiian Bank property and the Iwilei Center – which closed in December 2023 and January 2024, respectively. The two properties total nearly five acres of land and a combined purchase price of nearly \$60 million. These acquisitions will form the catalyst of the city’s redevelopment and revitalization efforts around the Kuwili Rail Station consistent with the area’s TOD Neighborhood Plan.

Given our substantial investment in this area, the ability to plan, design, and construct mixed-use development is essential to the city’s efforts to develop iconic affordable housing projects in Iwilei, and in other TOD communities. As a policy principle, the City and County of Honolulu does not believe those purchasing affordable housing in city-facilitated projects on city land should be denied direct access to governmental, educational, commercial, cultural, institutional, or industrial uses on property, however, that is the limitation of the current law.

We respectfully ask for your support this session in passing this measure to allow the counties to have the ability to engage in mixed-use development as part of their overall housing and development plans. By including mixed-use development in their housing strategies, counties can implement their general plans and offer residents a choice of housing options that are in close proximity to schools, recreation, and commercial centers that are adequately served by multi-modal transportation networks.

Thank you for the opportunity to testify.

Sincerely,



Denise Iseri-Matsubara
Executive Director

APPROVED:



Michael D. Formby
Managing Director

March 12, 2024, 1 p.m.
Hawaii State Capitol
Conference Room 225 and Videoconference

To: Senate Committee on Housing
Sen. Stanley Chang, Chair
Sen. Troy N. Hashimoto, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: HB1808 HD1 — RELATING TO HOUSING

Comments only

Aloha Chair Yamashita, Vice-Chair Kitagawa and members of the Committee,

Thank you for considering [HB1808 HD1](#), which would allow the counties to finance, develop and construct mixed-use and mixed-income housing projects just as the Hawaii Housing Finance and Development Corp. is allowed to do.

Giving the counties flexibility to finance these types of developments could increase the housing stock and business opportunities in urban areas and areas near public transit.

In a recent report, the Grassroot Institute of Hawaii discussed how mixed-use buildings also boost neighborhood walkability, which “yield positive health outcomes. People lose weight, cardiovascular disease declines and people report being happier.”¹

Thank you for the opportunity to testify.

Ted Kefalas, Director of strategic campaigns
Grassroot Institute of Hawaii

¹ Jonathan Helton, “[How to facilitate more homebuilding in Hawaii](#),” Grassroot Institute of Hawaii, December 2023, pp. 15-16.



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

HEARING BEFORE THE SENATE COMMITTEE ON HOUSING
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 225
Tuesday, March 12, 2024, 1:00 P.M.

To The Honorable Senator Stanley Chang, Chair
The Honorable Senator Troy N. Hashimoto, Vice Chair
Members of the committee on Housing

SUPPORT HB1808 HD1 RELATING TO HOUSING

The Maui Chamber of Commerce **SUPPORTS HB1808 HD1** which expands the counties' authorization to exercise the same powers as the Hawaii housing finance and development corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments and authorizes units in low- and moderate-income housing projects to be made available to households with higher incomes if there is an insufficient number of persons or families who meet income qualifying requirements.

The Chamber notes that we are in a housing crisis and need as much support as possible to build units as expeditiously as possible. We applaud the legislature for giving the counties the same powers as HHFDC for building housing. It is urgent to expedite housing and provide incentives to home builders before prices continue to increase.

We also support the clause that allows households with higher incomes to purchase units if there are insufficient number of people to purchase at the initial income range. There are a lot of times where a person or family are in between AMI levels where they cannot imagine buying or renting at their current AMI level because it is sometimes too expensive, but could make it work for the next AMI level below.

We note that this is another tool in the affordable housing tool box. As many tools as we can get can only help increase the supply of affordable housing.

For these reasons, we **support HB1808 HD1**.

Sincerely,

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.



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

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.

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins



Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

March 11, 2024

TO: The Honorable Stanley Chang, Chair, and
Members of the Committee on Housing

FROM: Alice L. Lee
Council Chair 

SUBJECT: **HEARING OF MARCH 12, 2024; TESTIMONY IN SUPPORT OF HB1808, HD1, RELATING TO HOUSING**

I **support** this measure to authorize the counties to exercise the same powers as the Hawaii Housing Finance and Development Corporation for mixed-use developments.

I am providing this testimony in my capacity as an individual member of the Maui County Council.

I **support** this measure for the following reasons:

1. The measure would provide opportunities for counties to expand our capacity to develop new units and rehabilitate existing housing units to address housing shortages. It will likely have a positive impact on housing affordability.
2. The additional option given to the counties to develop mixed-use projects will be beneficial in securing financing and in ensuring long-term sustainability of the created housing.
3. It would also support transit-oriented development, such as the Ka'ahumanu Ave Community Corridor and the West Maui Community Corridor.
4. Providing the counties with the same development authority as Hawaii Housing Finance and Development Corporation may attract more public-private partnerships for affordable housing.

For the foregoing reasons, I **support** this measure.

HB-1808-HD-1

Submitted on: 3/11/2024 9:26:59 AM

Testimony for HOU on 3/12/2024 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

SUPPORT!

MAHALO!