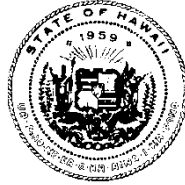


JOSH GREEN, M.D.
GOVERNOR

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

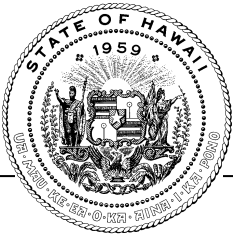
**SENATE COMMITTEE ON HOUSING
AND
SENATE COMMITTEE ON WATER & LAND**
February 1, 2024 at 1:00 p.m.
State Capitol, Room 225

In consideration of
S.B. 1587
RELATING TO AFFORDABLE HOUSING.

HHFDC **supports** SB 1587, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development contained in the Affordable Rental Housing Report and Ten-Year Plan that was generated pursuant to Act 127, Session Laws of Hawaii 2016.

HHFDC is named as a member of the task force and agrees that the updates resulting from this bill will be a helpful tool for the development of new affordable housing.

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'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii'i 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 AND
THE SENATE COMMITTEE ON WATER AND LAND**

Thursday, February 1, 2024

1:00 PM

State Capitol, Conference Room 225

in consideration of
**BILL NO SB1587
RELATING TO AFFORDABLE HOUSING.**

Chairs Chang and Inouye, Vice Chairs Hashimoto and Elefante, and Members of the Senate Committee on Housing and the Senate Committee on Water and Land:

The Office of Planning and Sustainable Development (OPSD) **supports the bill's intent, and offers comments** on SB1587, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan, and requires a report to the Legislature.

The effort would build on OPSD's prior work in 2016 and 2017 with the Special Action Team on Affordable Rental Housing, which reported to the Legislature in 2018. That effort required a staff planner and funding from the Legislature for contractual services. OPSD does not currently have the staff capacity to support the proposed task force and complete the data and mapping as requested, without funding for a staff position and contractual services.

If it is the Committee's intent to move this measure forward, we offer the following amendment: Page 2, line 5, delete "chair" and replace with "executive director" of the Land Use Commission. In addition, we recommend adding the Chair of the Board of Land and Natural Resources as a member.

Pursuant to the Legislature's request in SCR 162/HR 188 (2023), OPSD recently completed the *Toward a TOD Housing Investment Strategy*, which convened a similar working group to identify sites for significant housing production for the next 50 years. The Report includes recommendations to accelerate housing production and opportunities for expanded technical analysis to identify additional sites and infrastructure needed statewide.

See: [Toward a TOD Housing Investment Strategy, Report to the 2024 State Legislature \(hawaii.gov\)](#)

Thank you for the opportunity to testify on this measure.

SB-1587

Submitted on: 1/29/2024 1:55:25 PM

Testimony for HOU on 2/1/2024 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacqui Hoover	Testifying for Hawaii Leeward Planning Conference	Support	Written Testimony Only

Comments:

Incorporated in 1974, Hawaii Leeward Planning Conference (HLPC) has a long history and successful record working collaboratively with our community, public, and private sector partners to ensure sound planning and development on Hawaii Island including and not limited to, ensuring housing for all socio-economic levels. HLPC strongly supports SB1587 and the establishment of an Affordable Housing Land Inventory Task Force.

SB-1587

Submitted on: 1/29/2024 2:33:55 PM

Testimony for HOU on 2/1/2024 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacqui Hoover	Testifying for Hawaii Island Economic Development Board	Support	Written Testimony Only

Comments:

Recognizing the critical need for housing, the Hawai'i Island Economic Development Board strongly supports establishment of the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan.

February 1, 2024

The Honorable Stanley Chang, Chair

Senate Committee on Housing

The Honorable Lorraine R. Inouye, Chair

Senate Committee on Water and Land

State Capitol, Conference Room 229 & Videoconference

RE: Senate Bill 1587, Relating to Affordable Housing

HEARING: Thursday, February 1, 2024, at 1:00 p.m.

Aloha Chair Chang, Chair Inouye, and Members of the Joint Committees:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i and its over 11,000 members. HAR **supports** Senate Bill 1587, which establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan. Requires a report to the Legislature.

According to the Economic Research Organization at the University of Hawaii's ("UHERO") Hawaii Housing Fact Book, it highlights the stark reality that "Hawaii is the most expensive state in the nation for housing. Median housing costs are 2.7 times the national level."¹ Moreover, Hawaii's total housing supply has not seen significant growth, primarily due to "the most restrictive housing regulations in the nation. Long permit delays, limits on land use, legislative and judicial hurdles, and affordable housing requirements all constrain new construction making it more difficult for new housing to be supplied."² Hawai'i needs more housing, including affordable options. The Affordable Housing Land Inventory Task Force has the potential to tackle our housing issues by cataloging State lands suitable for the development of affordable housing.

For the foregoing reasons, the Hawai'i Association of REALTORS® supports this measure. Mahalo for the opportunity to testify.

¹ UHERO. (June 28, 2023). *The Hawai'i Housing Factbook*. uhero.hawaii.edu/wp-content/uploads/2023/06/TheHawaiiHousingFactbook.pdf

² Ibid.



LATE

**HAWAII STATE SENATE
COMMITTEES ON HOUSING; AND WATER & LAND
Conference Room 225 & Videoconference
State Capitol
1:00 PM**

February 1, 2024

Subject: HB 1587 - RELATING TO AFFORDABLE HOUSING

Chairs Chang & Inouye, Vice-Chairs Hashimoto & Elefante, and members of the Committee:

My name is Max Lindsey, 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.

SB 1587 proposes to establish the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan.

BIA Hawaii support the intent SB 1587 and proposes the following amendments:

1. The following proposed members should be replaced as none of these agencies deal with development or redevelopment projects:
 - a. The executive director of the Hawaii Green Infrastructure authority;
 - b. The deputy director of the highways division of the Department of Transportation;
 - c. The chair of the land use commission; and,
 - d. The chair of the Public Utilities Commission.
2. The Department of Land and Natural Resources should be considered as a replacement department.
3. Representatives from organizations with development/redevelopment experience should be considered for the task force (i.e. NAIOP, LURF, etc.).
4. The task force should focus on existing urban lands to minimize the need for major regional infrastructure improvements.
5. The task force should also look at "mixed use" development opportunities to redevelop underutilized existing state owned lands with one government tenant/use.

By creating opportunities to develop multi-family projects on all state-owned urban-zoned lands in each county, developers will not have to incur large infrastructure costs if sufficient capacity is available at the project site. Counties should also consider relaxing some of the height, setback, parking and density requirements to further incentivize investment in developing more housing. These types of developments will also create mixed-use neighborhoods where residents can live-work-play in one area.

We are in support of SB 1587 and appreciate the opportunity to provide our comments on this matter.

SB-1587

Submitted on: 1/29/2024 11:16:32 AM

Testimony for HOU on 2/1/2024 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kerestin Walker	Individual	Support	Written Testimony Only

Comments:

Testimony in Support of Hawaii SB1587 Relating to Affordable Housing

Kerestin Walker
Community Organizer
1/29/2024

Honorable Members of the Senate Committee on Housing/Affordable Housing:

I am writing to express my strong support for Senate Bill 1587, which establishes the Affordable Housing Land Inventory Task Force. As a [resident of Hawaii/concerned citizen/advocate for affordable housing], I believe this bill is a crucial step towards addressing the pressing issue of affordable housing in our state.

Hawaii is facing a severe shortage of affordable housing, resulting in skyrocketing rents and housing costs that are beyond the reach of many of our residents. The lack of affordable housing not only affects low-income families but also has far-reaching implications for our economy, social well-being, and overall quality of life.

SB1587 proposes the creation of the Affordable Housing Land Inventory Task Force, which will be tasked with updating the maps, tier tables, and inventories of State lands suitable and available for affordable housing development. This comprehensive approach is essential for identifying and maximizing the use of available land resources to meet the growing demand for affordable housing in Hawaii.

By conducting a thorough assessment of State lands and streamlining the process for affordable housing development, this task force will play a pivotal role in expediting the creation of affordable housing units across the state. Furthermore, the requirement for a report to the Legislature will ensure transparency and accountability in the implementation of the Affordable Rental Housing Report and Ten-Year Plan.

In conclusion, I urge you to support SB1587 and take decisive action to address the affordable housing crisis in Hawaii. By investing in affordable housing initiatives and leveraging our state's resources effectively, we can create a more equitable and sustainable future for all residents of Hawaii.

Thank you for considering my testimony.

Sincerely,

Kerestin Walker

January 30, 2024

To: Members of the Committees on Housing and Water and Land
From: Jacqueline Valoy, Kauai Resident
Re: SB1587

Aloha Chair, Vice Chair and Members of the Committees on Housing and Water and Land ,

Thank you for the opportunity to provide testimony on SB1587. I am in strong **support of SB 1587**. It is no secret that our state is in the midst of a housing crisis. According to the Affordable Housing Report and Ten Year Plan developed in response to Act 127, affordable housing is at most 30% of your income. Sadly, that is not a reality for myself and others that spend well over 30% of their income on rent. This measure will hopefully allow the state to reach its goal of 22,505 affordable rental housing units by December 31, 2026.

Mahalo for the opportunity to provide testimony,

Jacqueline Valoy

January 30, 2024

Senator Stanley Chang, Chair Senate Committee on Housing
Senator Troy Hashimoto, Vice Chair, Senate Committee on Housing
Lorraine R Inouye, Chair Senate Water and Land Committee
Brandon JC Elefante, Vice-Chair Senate Water and Land Committee

SB 1587 Related to Affordable Housing

Dear Senators Chang, Hashimoto, Inouye, Elefante and members of the Housing Committee:

I am Gail Breakey, resident of Waipio Gentry and long time advocate of support for Hawaii children and families. **I am testifying in very strong support of SB 1587.**

SB 1587 establishes the Affordable Housing Land Inventory Task Force to update the maps, tier tables, and inventories of State lands suitable and available for affordable housing development in the Affordable Rental Housing Report and Ten-Year Plan. Requires a report to the Legislature

The proposed task force includes the department heads needed to complete the designation of suitable available land for affordable housing development. **This is a critical early step in developing the affordable housing desperately needed by Hawaii's families. Housing is Health!!!**

Sincerely,

Gail Breakey, RN, MPH