

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 AND LAND

February 07, 2025 at 1:15 p.m.
State Capitol, Room 229

In consideration of
S.B. 1170
**RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF
AFFORDABLE RENTAL HOUSING.**

Chairs Chang and Inouye, Vice Chairs Hashimoto and Elefante, and members of the Committees.

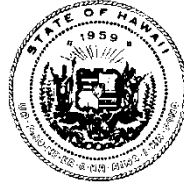
HHFDC supports SB 1170, which exempts certain affordable rental housing projects in the County of Maui from the requirements of Chapter 205A, HRS.

HHFDC supports the Legislature's efforts to respond to the August 2023 Maui wildfires. Two of the four housing projects mentioned in the bill are under HHFDC's purview. HHFDC is the fee owner of the Front Street Apartments and is leading efforts to rebuild the project. HHFDC is also leading the development of housing at the Kahului Civic Center Mixed-Use Project.

Presently, special management area use permits in Maui County can require over a year for processing. Granting the planning director the discretion for the issue special management area use permits for the projects described will greatly accelerate the development of these projects and aid with Maui's recovery.

Thank you for the opportunity to testify on this bill.

JOSH GREEN, M.D.
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY, PLEASE REFER TO:

LATE

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
SENATE COMMITTEE ON HOUSING
AND
SENATE COMMITTEE ON WATER AND LAND

Friday, February 7, 2025
1:15 PM – Room 229, Hawaii State Capitol

In consideration of
SB 1170
RELATING TO EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT
OF AFFORDABLE RENTAL HOUSING

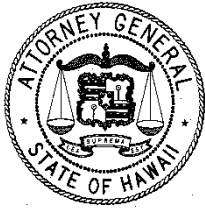
Honorable Chair Chang, Honorable Chair Inouye, and members of the Senate Committee on Housing and Senate Committee on Water and Land, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 1170, relating to affordable housing.

The Hawaii Public Housing Authority (HPHA) supports SB 1170. This measure exempts certain affordable rental housing projects in the County of Maui from the requirements of Chapter 205A, Hawaii Revised Statutes (HRS).

In August 2023, wildfires in Lahaina, Maui caused the complete destruction of the HPHA's Piilani Homes low-income public housing property. At Piilani Homes five buildings were destroyed, and there are five buildings remaining at the project site, each of which require demolition.

The HPHA appreciates this measure having Piilani Homes exempt from Chapter 205A Hawaii Revised Statutes and stands ready and looks forward to redeveloping this property as quickly as possible.

The HPHA appreciates the opportunity to provide the Committee with its testimony. We thank you very much for your dedicated and continued support.



**TESTIMONY OF
THE DEPARTMENT OF THE ATTORNEY GENERAL
KA 'OIHANA O KA LOIO KUHINA
THIRTY-THIRD LEGISLATURE, 2025**

ON THE FOLLOWING MEASURE:

S.B. NO. 1170, RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

BEFORE THE:

SENATE COMMITTEES ON HOUSING AND ON WATER AND LAND

DATE: Friday, February 7, 2025

TIME: 1:15 p.m.

LOCATION: State Capitol, Room 229

TESTIFIER(S): Anne E. Lopez, Attorney General, or
Linda L.W. Chow, Deputy Attorney General

Chairs Chang and Inouye and Members of the Committees:

The Department of the Attorney General provides the following comments.

The purpose of this bill is to allow the Maui Planning Director to expedite the issuance of special management area (SMA) use permits under chapter 205A, Hawaii Revised Statutes (HRS), for the redevelopment of affordable multi-family rental housing at two state sites: the Front Street apartments and Piilani Homes; and two private sites: the Lahaina Surf and Weinberg Court. The bill extends the same permitting authority to the development of mixed-use, affordable multi-family rental housing at the Kahului Civic Center project on state land. The bill further exempts these projects from all statutes, charter provisions, ordinances, and rules relating to the issuance of SMA permits under chapter 205A.

Article VIII, section 1, of the Hawai'i State Constitution states that "[t]he legislature shall create counties, and may create other political subdivisions within the State, and provide for the government thereof. Each political subdivision shall have and exercise such powers as shall be conferred under general laws." General laws are "laws that apply uniformly throughout all political subdivisions of the State." *Bulgo v. Maui County*, 50 Haw. 51, 58, 430 P.2d 321, 326 (1967). "But a law may apply to less than all of the political subdivisions and still be a general law, if it applies uniformly to a class of political subdivisions, which, considering the purpose of the legislation, are

distinguished by sufficiently significant characteristics to make them a class by themselves.” *Id.* On the other hand, a law is special “if it operates upon and affects only a fraction of persons or a portion of the property encompassed by a classification, granting privileges to some and not others.” Ag. Op. No. 07-02.

As currently drafted, this bill may be subject to challenge as a special law because it authorizes only the Maui Planning Director to issue SMA permits for certain projects. To address this constitutional concern, we recommend amending the bill to authorize all county planning directors to issue SMA permits under similar circumstances.

First, we recommend deleting sections 1 and 2 of the bill on page 1, line 1, to page 5, line 21.

Second, we recommend renumbering and amending section 3 of the bill on page 6, line 1, to page 7, line 4, as follows:

“~~[SECTION 3.]~~ SECTION 1. (a) Subject to terms and conditions as the director of planning of ~~[the county of Maui]~~ each county deems appropriate, the director may issue a special management area use permit to an applicant to redevelop permanent affordable multi-family rental housing ~~[at the Front street apartments project, the Lahaina surf project, the Piilani homes project, and the Weinberg Court project, and to develop mixed use permanent affordable multi-family rental housing at the Kahului civic center mixed use project.]~~ that has been substantially destroyed as a result of a disaster declared by the governor or a mayor as a state of emergency or local state of emergency under chapter 127A, Hawaii Revised Statutes, or to develop mixed-use permanent affordable multi-family rental housing on state-owned land.

(b) Except as otherwise provided in this Act or under federal law, the issuance of a special management area use permit under this section ~~[for the Front street apartments project, the Lahaina surf project, the Piilani homes project, and the Weinberg Court project, and the Kahului civic center mixed use project]~~ shall be exempt from all statutes, charter provisions, ordinances, and

rules relating to the issuance of special management area use permits under chapter 205A, Hawaii Revised Statutes.

(c) After ~~[the]~~ any special management area use permits ~~[for the Front street apartments project, the Lahaina surf project, the Piilani homes project, and the Weinberg Court project, and the Kahului civic center mixed-use project]~~ are issued~~[,]~~ under this section, the department of planning of the ~~[county of Maui]~~ respective county shall file a notice of the issuance of the permit in the next available issue of the periodic bulletin of the office of planning and sustainable development.”

Thank you for the opportunity to testify on this bill.



Testimony of **Lahaina Strong**
Before the Senate Committees on
Housing & Water and Land

In Consideration of Senate Bill No. 1170
RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF
AFFORDABLE RENTAL HOUSING.

To Chair Stanley, Chair Inouye, Vice Chair Hashimoto, Vice Chair Elefante and the honorable members of the committees,

We are writing on behalf of Lahaina Strong, an organization deeply rooted in our community's resilience and advocacy. Originally formed in 2018 following the Hurricane Lane fire in Lahaina and revitalized after the devastating fires of August 8, 2023, Lahaina Strong has become the largest grassroots, Lahaina-based community organization, with over 35,000 supporters. Our mission is to amplify local voices and champion community-driven solutions, which are more critical than ever as we continue rebuilding and recovering.

Lāhainā Strong, stands in **support of Senate Bill 1170** to expedite the redevelopment of affordable housing in Lāhainā and Maui. The loss of these homes has deeply impacted our community, and rebuilding them as quickly as possible is essential for residents to return.

U.S. Census data shows that over 50% of the 4,000 homes lost in the fire were renter-occupied. Among them, four specific properties in Lahaina that were destroyed had a total of 358 units, housing an estimated 908 people. The urgency of getting these 908 people back home cannot be overstated—it must be expedited.

All four apartments were secure affordable housing for our community at a time when, even before the fire, rising rents were continuously displacing residents. Front Street Apartments, in particular, was home to many of our kūpuna, individuals with disabilities,

and those working multiple jobs. Rebuilding these homes isn't just about recovery—it's about bringing our community back.

With all four apartment properties renting at an AMI of 50% to 60%, a rare occurrence in our struggling times on Maui, the need to house these individuals is even more critical given the current state of rental prices. If we don't expedite the rebuilding of these specific homes for members of our community who fall into this range, we fear that a greater homelessness population will continue to rise.

Lāhainā Strong urges you to stand in support of **Senate Bill 1170** to prioritize permanent, affordable multi-family rental housing and ask for swift action to ensure these projects move forward without delay.

Mahalo for your dedication to Lāhainā's recovery.

Sincerely,

Lāhainā Strong

AKAHI
300 W. Wakea Ave.
Kahului, HI 96732
808-877-0544

ELUA
200 Hina Ave.
Kahului, HI 96732
808-872-4180

EKOLU
717 Makaala Dr.
Wailuku, HI 96793
808-242-4377

EHA
1057 Makawao Ave.
Makawao, HI 96768
808-573-1647

ELIMA
11 Mahaolu St.
Kahului, HI 96732
808-893-0002

EONO
810 Kelaweia St.
Lahaina, HI 96761
808-661-5957

EHIKU
56 Ehiku St.
Kihei, HI 96753
808-891-8588

EWALU
88 Ohia Ku St.
Pukalani, HI 96768
808-573-5500

HOME PUMEHANA
P.O. Box 100
Kaunakakai, HI 96748
808-553-5788

HALE KUPUNA O LANAI
P.O. Box 630418
Lanai City, HI 96763
808-565-6615

LOKENANI HALE
1889 Loke St.
Wailuku, HI 96793
808-243-9272

KAHULUI LANI
65 School St.
Kahului, HI 96732
808-868-0180

LAHAINA SURF
1037 Wainee St.
Lahaina, HI 96761
808-661-3771

LUANA GARDENS
615 W. Papa Ave.
Kahului, HI 96732
808-871-9009

KOMOHANA HALE
120 Leoleo St.
Lahaina, HI 96761
808-661-5957

KULAMALU HALE
65 Ohia Ku St.
Pukalani, HI 96768
808-868-4148

HULIAU
145 Wahinepio Ave.
Kahului, HI 96732
808-868-2229

CHSP/MEALS PROGRAM
200 Hina Ave.
Kahului, HI 96732
808-872-4170

**HOMEOWNERSHIP/
HOUSING COUNSELING**
200 Hina Ave.
Kahului, HI 96732
808-242-7027

**PERSONAL CARE/
HOMEMAKER/CHORE**
11 Mahaolu St. Ste. A
Kahului, HI 96732
808-873-0521



HALE MAHAOLU
WHERE ALOHA LIVES

February 5, 2025

Committee on Housing & Committee on Water and Land

Hearing Date: Friday February 7, 2025 at 1:15pm

RE: In strong support of SB1170 and Requesting Exemption Language for Historic District.

Dear Chairs Chang and Inouye,

Hale Mahaolu is in support of SB 1170 which promotes the swift redevelopment of affordable housing units in Lahaina, Maui.

I additionally ask that language allowing for administrative review of compliance with the National Historic District also be added to the legislation.

I offer this sample language:

"Except as otherwise provided in this Act or under federal law, under this section for the Front street apartments project, the Lahaina Surf project, the Piilani homes project, the Weinberg Court project, and the Kahului civic center mixed use project shall be exempt from all statutes, charter provisions, ordinances, and rules relating to districts as designated in the National Register or Hawaii Register under chapter 343, Hawaii Revised Statutes."

These provisions will greatly accelerate the redevelopment of affordable housing in Lahaina.

Respectfully submitted,

Anders F Lyons
Executive Director
Hale Mahaolu

February 6, 2025

LEGISLATIVE TESTIMONY – SB1170

Friday, February 7, 2025

A Joint Senate Hearing of the Committee on Housing and the Committee on Water and Land

1:15 PM State Capitol Conference Room 229 & Videoconference

To: Senate Committee on Housing
The Honorable Chair Stanley Chang, Vice-Chair Troy N. Hashimoto, and Members of the Committee
Senate Committee on Water and Land
The Honorable Chair Lorraine R. Inouye, Vice-Chair Brandon J.C. Elefante, and Members of the Committee

From: Joe Blanco *Joe Blanco*
Project Manager - KCOM Corp.
For the Weinberg Court Apartments
615 Honoapiilani Highway, Lahaina Maui

Re: Testimony in General Support of the Intent of SB1170

Please accept this testimony in general support of Senate Bill 1170 (“Bill 1170”). My name is Joe Blanco, and I am here on behalf of KCOM Corp., the project manager assisting the Operating General Partner of Housing Technology Associates (HTA), the owner of the former 63-unit Weinberg Court Apartments (WCA) affordable housing complex.

On August 8, 2023, the WCA was destroyed by the Lahaina wildfire. HTA is currently in the process of navigating the complicated path towards reconstruction of the WCA. We have assembled a full team and are ready to begin the reconstruction of the WCA affordable housing complex. One of the most significant challenges we face is identifying and quantifying the rebuilding costs and the exposures of business and financial risks. We are also working with the County to navigate the complex permitting path for the reconstruction project.

The introduction of Bill 1170 is a positive step towards the reconstruction of affordable housing in Lahaina and potentially provides a less complicated path for the WCA reconstruction project. We commend the Senate Committees for their prompt consideration of the bill. We would also like to thank the County for supporting the bill. Importantly, Bill 1170 acknowledges the lengthy and costly permitting process that affordable housing reconstruction projects face. Bill 1170 also recognizes the importance of providing affordable housing options as the community seeks to restore Lahaina.

Though we are generally supportive of the intent of Bill 1170, we have questions about how the bill would apply specifically to the WCA reconstruction project. We would welcome the opportunity to participate in future discussions concerning Bill 1170 to ensure that its intended effects are achieved.

We understand that the intent behind Bill 1170 is to expedite the reconstruction of previously-existing affordable housing complexes that were destroyed by the Lahaina fire. To that end, we would appreciate clarification regarding the existing land use entitlements described in County of Maui Ordinance No. 2120, and to what extent those entitlements would be incorporated into Bill 1170.

As background, the WCA was originally developed in 1992 as an experimental and demonstration housing project by way of Ordinance No. 2120, which was adopted by the Maui County Council pursuant to Hawaii Revised Statutes § 46-15 and Chapter 16.28, Maui County Code. The WCA experimental and demonstration housing project researched and developed ideas that would reduce the unnecessary costs in housing construction to achieve an offering of affordable rental units. The reduction in unnecessary housing costs was made possible through innovative design and construction plans and project exemption from certain Maui County Charter provisions, code requirements, and regulations through Ordinance No. 2120. The WCA project demonstrated that the private and public sectors can work together to foster the development of well-designed affordable rental housing.

I would also like to highlight the urgency of the expediting the affordable housing reconstruction project. The regulatory processes that need to be secured before construction can add to the reconstruction timeline and significantly increase the rebuild costs. High levels of major ongoing or planned construction projects throughout the State have taxed the capacity of on-island licensed architects, planners, engineers, and construction consultants. The availability of skilled in-State construction workers is also growing scarce. These labor shortages, plus the rising demand for construction materials, will continue to drive construction costs upward. Therefore, minimizing the time needed to obtain regulatory approvals to rebuild lowers the owners' risk exposures on its rebuilding costs.

In summary, we support the intent behind Bill 1170 and greatly appreciate the Committees' timely consideration of the bill. However, HTA has questions about the project's existing land use entitlements under Ordinance No. 2120 and how those would apply with the passage of Bill 1170. We welcome the opportunity to participate in future discussions and can make our entire team available.

Thank you for the opportunity to provide testimony.

LEGISLATIVE TESTIMONY IN SUPPORT OF THE INTENT OF

SB 1170

(RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF AFFORDABLE RENTAL HOUSING)

HEARING DATE

Friday, February 7, 2025

A Joint Senate Hearing of the Committee on Housing and the Committee on Water and Land

1:15 PM State Capitol Conference Room 229 & Videoconference

SUBMITTED BY

Pacific Commercial Realty Corp.

Operating General Partner for Housing Technology Associates

Owner of the Weinberg Court Apartment Complex

615 Honoapiilani Highway, Lahaina

LATE

February 6, 2025

The Honorable Chair Stanley Chang, Vice-Chair Troy N. Hashimoto,
and Members of the Senate Committee on Housing

The Honorable Chair Lorraine R. Inouye, Vice-Chair Brandon J.C. Elefante,
and Members of the Senate Committee on Water and Land

Dear Chair Chang, Chair Inouye, members of the Senate Committee on Housing, and members
of the Senate Committee on Water and Land:

My name is Katherine Peroff, and I am the Executive Vice President of Pacific Commercial Realty Corp. (PCRC), the Operating General Partner for Housing Technology Associates (HTA), and the owner of the former Weinberg Court Apartments (WCA) complex. WCA was a 63-unit affordable rental apartment complex developed and built by my late father, Valentine Peroff, Jr., and his business colleague, Joe Blanco, in the early 1990s. All rental units at WCA were reserved solely for occupants earning 60% or less of the County of Maui median income (as determined by the U.S. Department of Housing and Urban Development and monitored by HHFDC). Please accept this testimony in general support of Senate Bill 1170 ("Bill 1170").

Sadly, on August 8, 2023, the WCA affordable housing complex was destroyed by the devastating Lahaina wildfire. HTA is currently in the process of navigating the complicated path towards reconstruction of the WCA. We have assembled a full team and are eager and ready to begin reconstruction of the WCA affordable housing complex to continue to serve the needs of the community. One of the most significant challenges that we are facing is identifying and

quantifying the rebuilding costs and the exposures of business and financial risks. We are also working with the County to navigate the complex permitting path for the reconstruction project.

The introduction of Bill 1170 is a positive step towards reconstruction of affordable housing in Lahaina, and potentially provides a less complicated path for the WCA reconstruction project. We commend the Senate Committees for their prompt consideration of the bill. We would also like to thank Mayor Bissen, the Department of Management, the Planning Department, and the Office of Recovery for their support of the bill. Importantly, Bill 1170 represents an acknowledgment of the lengthy and costly permitting process that the affordable housing reconstruction projects face. Bill 1170 also acknowledges the importance of providing affordable housing options as the community seeks to restore Lahaina.

Though we are generally supportive of the intent of Bill 1170, we have questions about how the bill would apply to the WCA reconstruction project. We would welcome the opportunity to participate in future discussions concerning Bill 1170 to ensure that its intended effects are achieved.

As background, the WCA was originally developed in 1992 as an experimental and demonstration housing project by way of Ordinance No. 2120, which was adopted by the Maui County Council pursuant to Hawaii Revised Statutes § 46-15 and Chapter 16.28, Maui County Code. The WCA experimental and demonstration housing project researched and developed ideas that would reduce the unnecessary costs in housing construction to achieve an offering of affordable rental units. The reduction in unnecessary housing costs was made possible through innovative design and construction plans and project exemption from certain Maui County Charter provisions, code requirements, and regulations through Ordinance No. 2120. The WCA project demonstrated that the private and public sectors can work together to foster the development of well-designed affordable rental housing.

We understand that the intent behind Bill 1170 is to expedite the reconstruction of previously-existing affordable housing complexes that were destroyed by the Lahaina fire. To that end, we would appreciate clarification regarding the existing land use entitlements described in Ordinance No. 2120, and to what extent those entitlements would be incorporated into Bill 1170.

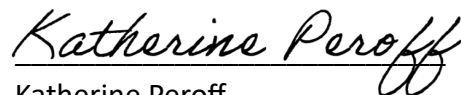
HTA would also like to highlight the urgency of the expediting the affordable housing reconstruction project. The regulatory processes that need to be secured before construction

can add to the reconstruction timeline and significantly increase the rebuild costs. High levels of major ongoing or planned construction projects throughout the State have taxed the capacity of on-island licensed architects, planners, engineers, and construction consultants. The availability of skilled in-State construction workers is also growing scarce. These labor shortages, plus the rising demand for construction materials, will continue to drive construction costs upward. Therefore, minimizing the time needed to obtain regulatory approvals to rebuild lowers the owners' risk exposures on its rebuilding costs.

In summary, HTA and its team support the intent behind Bill 1170 and greatly appreciate the Committees' timely consideration of the bill. However, HTA has questions about the project's existing land use entitlements under Ordinance No. 2120 and how those would apply with the passage of Bill 1170. We would welcome the opportunity to participate in future discussions and can make our full team available.

Thank you for the opportunity to provide testimony.

Sincerely,

A handwritten signature in black ink that reads "Katherine Peroff". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Katherine Peroff

Executive Vice President

Pacific Commercial Realty Corp.

Testimony of EAH Housing | Hawai'i Region
RELATING TO SB 944

Friday February 07, 2025
Written Testimony Only

LATE

Committee on Housing

Chair Stanley Chang, Vice Chair Troy Hashimoto
Members Henry Aquino, Dru Kanuha, and Kurt Fevella

Committee on Water and Land

Senator Lorraine R. Inouye, Chair, Senator Brandon J.C. Elefante, Vice Chair
Members Stanley Chang, Angus McKelvey, and Samantha DeCorte

Thank you for the opportunity to testify in support of SB1170, which is essential for expediting the redevelopment and development of much-needed affordable rental housing on Maui. The urgent need for housing solutions has only intensified following the devastating August 8, 2023 wildfire, and this bill will help accelerate the process.

By advancing Special Management Area (SMA) approvals, SB1170 ensures that affordable housing projects can move forward more efficiently, addressing both immediate and long-term housing shortages. Streamlining the approval process will allow for earlier construction starts, providing much-needed stability for residents and communities in need of housing.

Thank you for your time and consideration of this measure.



Karen Seddon
Regional Vice President
EAH Housing



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

LATE

**HEARING BEFORE THE SENATE COMMITTEES ON HOUSING and WATER AND LAND
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 229
Friday, February 7, 2025, 1:15 P.M.**

To The Honorable Senator Stanley Chang, Chair
The Honorable Senator Troy N. Hashimoto, Vice Chair
Members of the committee on Housing
To The Honorable Senator Lorraine R. Inouye, Chair
The Honorable Senator Brandon J.C. Elefante, Vice Chair
Members of the Committee on Water and Land

**SUPPORT FOR SB1170 RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND
DEVELOPMENT OF AFFORDABLE RENTAL HOUSING**

The Maui Chamber of Commerce would like testify in **SUPPORT for SB1170** which exempts certain affordable rental housing projects in the County of Maui from the requirements of Chapter 205A, HRS.

Housing remains a top priority for the Maui Chamber of Commerce and continues to be critical as the crisis worsens following the wildfires, directly impacting businesses and our economic revitalization. Prior to the wildfires, the need for over 10,000 housing units by 2025 was already a pressing issue, but that number has increased due to the loss of 3% of our housing stock in Lahaina. This loss is a key factor driving the ongoing rise in housing prices.

The Chamber notes that the longer the development process takes, the higher the associated costs, which in turn drive up housing prices. This bill will help these specific affordable housing projects navigate the process more quickly, thereby lowering development expenses and making housing more affordable and, more importantly, available sooner.

For these reasons, we **SUPPORT SB1170**.

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.

LEGISLATIVE TESTIMONY IN SUPPORT OF THE INTENT OF

SB 1170

(RELATING TO THE EXPEDITIOUS REDEVELOPMENT AND DEVELOPMENT OF AFFORDABLE RENTAL HOUSING)

HEARING DATE

Friday, February 7, 2025

A Joint Senate Hearing of the Committee on Housing and the Committee on Water and Land

1:15 PM State Capitol Conference Room 229 & Videoconference

SUBMITTED BY

Andrew Neuman, Architect

Project Architect for the Weinberg Court Apartment Complex

615 Honoapiilani Highway Lahaina

LATE

The Honorable Chair Stanley Chang, Vice-Chair Troy N. Hashimoto,
and Members of the Senate Committee on Housing

The Honorable Chair Lorraine R. Inouye, Vice-Chair Brandon J.C. Elefante,
and Members of the Senate Committee on Water and Land

My name is Andrew Neuman, and I am an architect assisting the owner's representatives in rebuilding the former Weinberg Court Apartments (WCA) complex. My prtnr and I have designed and supervised the construction of affordable housing projects on Oahu and Maui. We have used the regulatory permitting processes provided under the HRS §46-15 "Experimental and Demonstration Projects" for some of our affordable housing projects.

As you know, the primary legislative intent of §46-15 Experimental and Demonstration Housing Project was for the state and county governments to work with the private land owners and developers to identify processes and methods that reduce the cost of housing so long as such proposed project does not affect the health and safety standards or tariffs approved by the public utility commissions for such public utility.

Experimental and demonstration housing projects can be exempted from many statutes, ordinances, charter provisions, and rules or regulations of governmental agencies or public utility relating to planning, zoning, construction standards for subdivisions, development, and land improvement, and the construction and housing units thereon. The rebuilding of the four projects noted in SB1170 makes excellent candidates for their reconstruction to be undertaken under the auspices of HRS §46-15.

I note that using Chapter 16.28 of the County of Maui Code of Ordinances entitled "Experimental and Demonstration Housing Projects," which cleared the way for the passage of

Ordinance 2120 (1992), which expedited the development timeline of the Weinberg Court Apartments.

I respectfully ask the Committees to consider modifying SB1170 to reaffirm that the waivers of state and county statutes, ordinances, and their administrative rules and regulations relating to planning, zoning, and construction standards, as outlined in Maui County Ordinance 2120 (1992), all be deemed valid and applicable when issuing permits to rebuild the Weinberg Court Apartments.