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LEGISLATIVE REFERENCE BUREAU  
State of Hawaii  
State Capitol, Room 446  
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Honolulu, Hawaii 96813

## Written Comments

### HCR149

## REQUESTING THE LEGISLATIVE REFERENCE BUREAU TO CONDUCT A STUDY REGARDING AFFORDABLE HOUSING IN THE COUNTY OF MAUI

Charlotte A. Carter-Yamauchi, Director  
Legislative Reference Bureau

Presented to the House Committee on Housing

Tuesday, March 23, 2021, 10:30 a.m.  
Conference Room 423

Chair Nakamura and Members of the Committee:

Good morning Chair Nakamura and members of the Committee. My name is Charlotte Carter-Yamauchi, Director of the Legislative Reference Bureau (LRB). Thank you for this opportunity to provide written **comments** on H.C.R. No. 149, Requesting the Legislative Reference Bureau to Conduct a Study Regarding Affordable Housing in the County of Maui.

The purpose of this measure is to request the Legislative Reference Bureau to conduct a study regarding affordable housing in the County of Maui.

Specifically, this measure requests that the study include:

- (1) A quantification of moneys expended by the County of Maui for affordable housing;
- (2) The sources of funds expended, including the amount from federal, state, county, and private sources;
- (3) The total number of available affordable housing units in the County of Maui;

- (4) The total number of available housing units in the County of Maui, including a breakdown by number of single-family homes, further subdivided by number of bedrooms; and number of condominium units, further subdivided by number of bedrooms;
- (5) The total number of housing units and residential developments that are planned to be constructed in the County of Maui, including what percentage of the units proposed to be built are considered affordable; and
- (6) Whether there are policies in place that hinder the availability of affordable housing in the County of Maui.

The measure further provides that the Bureau may consult with any person or agency in the preparation of the report and requests that each agency of the State and its political subdivisions provide the Bureau with any specific data, information, and assistance that the Bureau requests for the purpose of the study. The Bureau is requested to submit a report of its findings and recommendations, including any proposed legislation, to the Legislature no later than twenty days prior to the convening of the Regular Session of 2022.

The Bureau takes no position on this measure but submits the following comments for your consideration.

With regard to the study requested of the Bureau, we note that the Bureau has no specific expertise in housing or housing regulation and does not have immediate access to any of the data specified by this measure, nor do we have any experience or specific knowledge concerning the housing situation in Maui. We further note that pursuant to section 201H-6, Hawaii Revised Statutes, the Hawaii Housing Finance and Development Corporation, with the assistance of the appropriate county agencies, is tasked with developing and maintaining a housing advocacy and information system that is intended to "act as a clearinghouse for information relating to housing conditions, needs, supply, demand, characteristics, developments, trends in federal housing programs, and housing laws, ordinances, rules, and regulations." The statute also requires the Hawaii Housing Finance and Development Corporation to develop and maintain an affordable housing inventory registry for the State. Accordingly, it appears that the Hawaii Housing Finance and Development Corporation would be better positioned to provide the specific data requested by this concurrent resolution.

We further note that in 2019, the Hawaii Housing Finance and Development Corporation published the Hawaii Housing Planning Study, 2019, the purpose of which was to "provide housing planners with contemporary data on the housing situation in Hawaii to

support planning activity."<sup>1</sup> The report included a large amount of data on present and projected future housing demand, housing supply, housing prices, affordable houses, and needed housing units, as well as the amount of federal and state funds that were allocated for housing between 2015 and 2019. Much of the data included in the study was subdivided by county. Data for the report was gathered in conjunction with a variety of agencies, including the County of Maui Department of Housing and Human Concerns.

Accordingly, it would seem more appropriate to request the Hawaii Housing Finance and Development Corporation and the County of Maui Department of Housing and Human Concerns to update the County of Maui data in the Hawaii Housing Planning Study because those agencies should already possess the data, statistics, and inherent expertise to provide context to all the relevant information being requested.

Thank you again for the opportunity to submit written comments.

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<sup>1</sup> Hawaii Housing Finance and Development Corporation, *Hawai'i Housing Planning Study, 2019* (2019) at 1, available at [https://dbedt.hawaii.gov/hhfdc/files/2020/02/State\\_HHPS2019\\_Report-FINAL-Dec.-2019-Rev.-02102020.pdf](https://dbedt.hawaii.gov/hhfdc/files/2020/02/State_HHPS2019_Report-FINAL-Dec.-2019-Rev.-02102020.pdf).

**HCR-149**

Submitted on: 3/22/2021 4:04:00 PM

Testimony for HSG on 3/23/2021 10:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Faith Tuipulotu	Individual	Support	No

Comments:

I totally support HCR 149!!!