

SB773

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**From:** Abe Lee [abelee1948@gmail.com]  
**Sent:** Tuesday, March 17, 2009 1:55 AM  
**To:** HSGtestimony  
**Subject:** Self Help Housing Trust Fund

I am in favor of helping our citizens obtain affordable housing so that they can live in dignity and raise their family in a loving and stable environment. Every bit counts and this fund is sorely needed by those citizens that need the help. Habitat for Humanity is a wonderful program that helps accomplish the goal of affordable housing. I encourage all of you to support this worthy cause. Thank you very much.

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Abe Lee, CCIM, M.Ed.  
808 216 4999 [www.abeleerealty.com](http://www.abeleerealty.com) [www.abeleeseminars.com](http://www.abeleeseminars.com)

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KALIHI-PALAMA HEALTH CENTER

*Hale Ho'ola Hou-House of New Life  
Health Care for the Homeless Project*

## **TESTIMONY IN SUPPORT OF SB773 SD2: RELATING TO HOUSING**

**TO:** Representative Rida Cabanilla and Members of the House Committee on Housing and Representative Ken Ito and Members of the House Committee on Water, Land and Ocean Resources

**FROM:** Laura E. Thielen, MSW, Housing Supervisor, Kalihi-Palama Health Center Health care for the Homeless Project

**Hearing:** Wednesday, March 18, 2009  
9:00am  
Conference Room 325

Chair Cabanilla and and Members of the House Committee on Housing and Chair Ito and Members of the House Committee on Water, Land and Ocean Resources:

Good Morning. My name is Laura E. Thielen and I am the Housing Supervisor at Kalihi-Palama Health Center's Health Care for the Homeless Project. We are also an active member with Partners In Care here on Oahu.

We stand in strong support of many of the initiatives proposed in Senate Bill 773 SD2 including the allocation of funds directed to homeless services, such as Shelter Plus Care. Shelter Plus Care is a federal housing subsidy program that enables disabled individuals to move into market rentals throughout our community. Clients are required to pay 30% of their income towards rent and the rest is subsidized. In return for being on the program, clients receive wrap around services which assist them in maintaining independence while at the same time decreasing costs associated with being homeless. Case Managers and Housing Specialists are matched up with every client and they assist clients in maintaining housing, hook them up with medical and psychiatric services, and employment opportunities. The Shelter Plus Care program requires a \$1:\$1 match ratio, which means that HUD provides the funding for the rental subsidy and providers must provide minimum of services equal to the subsidy. ACT 222 provided a small amount of funding from the State to meet this match requirement. We are requesting that this fund continue to be available and that other agencies are able to access the matching funds. We would suggest that \$1 million of State general revenues be provided for FY 2009-2010 and 2010-2011 for the continued operating funds to provide matching funds for the Shelter Plus Care program.

We urge you to support this measure today. Thank you for your time and consideration.

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The Mission of the Health Care for the Homeless Project is to reach and care for those individuals most in need of help who are least likely to receive services in other settings. We provide access to professional and integrated medical, mental health, and social services. Our commitment is to address both immediate needs and reintegration of persons into the larger community.

LINDA LINGLE  
GOVERNOR



CHAD K. TANIGUCHI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
Honolulu, Hawaii 96817

Statement of  
**Chad K. Taniguchi**  
Hawaii Public Housing Authority  
Before the

**HOUSE COMMITTEE ON HOUSING**  
**HOUSE COMMITTEE ON WATER, LAND & OCEAN RESOURCES**

March 18, 2009 9:00 A.M.  
Room 325, Hawaii State Capitol

In consideration of  
**S. B. 773, SD2**  
**RELATING TO HOUSING**

The Hawaii Public Housing Authority (HPHA) appreciate the intent of S.B. 773, SD2, making appropriations for housing and homeless services, however the HPHA opposes this measure because it would adversely impact the priorities set forth in the Executive Biennium Budget for Fiscal Years 2009-2010.

Section 10 appropriates an additional \$2 million in operating budget funds for repair and maintenance of public housing projects statewide. These funds are needed to maintain a safe and decent living environment in and around public housing units. Federal funds and the amount in the state budget base are insufficient to keep up with maintenance.

Section 13 appropriates an additional \$1.5 million general funds for security at public housing projects. HPHA needs to increase funding for security, including security cameras and additional on-site project managers.

Linda Lingle  
GOVERNOR



KAREN SEDDON  
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

IN REPLY REFER TO

Statement of  
**Karen Seddon**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON HOUSING**  
**HOUSE COMMITTEE ON WATER, LAND, & OCEAN RESOURCES**

March 18, 2009 9:00 a.m.  
Room 325, State Capitol

In consideration of  
**S.B. 773, S.D. 2**  
**RELATING TO HOUSING.**

The HHFDC opposes Part II of S.B. 773, S.D. 2 because it contains an appropriation outside of the Executive Biennium Budget. This Part appropriates \$500,000 to the HHFDC to be used to assist developers in contracting for third party review and certification of certain affordable housing projects. We defer to the Hawaii Public Housing Authority with respect to the remainder of this bill.

We would like to offer a correction to the bill. Page 1, lines 14-16, of the S.D. 2 indicates that Hawaii is projected to receive \$9,600,000 in HOME Investment Partnerships Program funds to acquire, construct, and rehabilitate affordable housing and provide rental assistance to poor families. This is incorrect. Under the Recovery Act, Hawaii is eligible to receive \$9,861,610 in Tax Credit Assistance Program (TCAP) funds. These funds are meant to help state housing finance agencies, such as HHFDC, kick-start the production of stalled affordable rental housing projects that rely on Low-income Housing Tax Credits (LIHTCs). Projects awarded LIHTCs in Fiscal Years 2007, 2008, or 2009 are eligible for funding.

Thank you for the opportunity to testify.



**SB 773, SD 2**

**Relating to Housing**

House Committee on Housing  
Committee on Water, Land, & Ocean Resources

March 18, 2009  
325

9:00 a.m.

Room

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The Office of Hawaiian Affairs supports the purpose and intent of SB 773, SD2.

The growing affordable housing problem is one of the most critical issues faced by our communities, especially our Native Hawaiian communities. This issue seems to have many of our families struggling to find adequate housing and to make ends meet.

The continued increased pressure on government to provide financing assistance and reduce government barriers for the development of affordable housing has not ceased. The demand for affordable housing has not ceased. The partnerships created by government with non profit and for profit developers to keep our affordable housing inventory in a position to reasonably meet the demand need to address the "how to".

An appropriation to assist developers in contracting for third party review and certification to expedite the processing and issuance of building permits for affordable housing projects is a "how to".

The demand for funding has not ceased. The conveyance tax paid into the rental housing trust fund will diminish based on the present real estate market, therefore, the allocation should be extended.

We recognize that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework. This bill may assist in providing a changed framework in these present market conditions.

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Mahalo nui loa for the opportunity to provide this testimony  
and request your support.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
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MUFI HANNEMANN  
MAYOR



DAVID K. TANOUE  
DIRECTOR  
ROBERT M. SUMITOMO  
DEPUTY DIRECTOR

March 18, 2009

The Honorable Rida Cabanilla, Chair  
and Members of the Committee on Housing

The Honorable Ken Ito, Chair  
and Members of the Committee on Water,  
Land & Ocean Resources  
State House of Representatives  
State Capital  
Honolulu, Hawaii 96813

Dear Chairs Cabanilla, Ito and Members:

**Subject: Senate Bill 773, SD2  
Relating to Housing**

The Department of Planning and Permitting (DPP) is pleased to **support** Senate Bill 773 SD2, which provides funding for various affordable housing programs.

We especially support Part II of the Bill which provides \$500,000 in grants that will expedite building permit processing for qualified affordable housing projects. By saving processing time, this will help reduce the overall cost of constructing affordable housing, and deliver the units to families sooner. This may be especially helpful in meeting critical deadlines associated with the American Recovery and Reinvestment Act of 2009.

For your information, the city's third party review program, which began in 2004, is very successful in expediting permits. However, it is not inexpensive. We understand that the city-qualified third party firms charge about \$800 - \$1,000 per unit in an apartment project.

Please adopt Senate Bill 773, SD2, particularly Part II.

Thank you for the opportunity to comment.

Very truly yours,

A handwritten signature in black ink, appearing to read "David K. Tanoue", is written over a horizontal line.

David K. Tanoue, Director  
Department of Planning and Permitting

DKT: jmf  
sb773sd2-kst.doc



CATHOLIC CHARITIES HAWAII

**TESTIMONY IN SUPPORT OF SB 773, SD2: RELATING TO HOUSING**

TO: Representative Rida Cabanilla, Chair  
Representative Pono Chong, Vice Chair  
Committee on Housing

Representative Ken Ito, Chair  
Representative Sharon E. Har, Vice Chair  
Committee on Water, Land, & Ocean Resources

FROM: Betty Lou Larson, Housing Programs Director  
Rona Fukumoto, Intake, Information and Referral Director

HEARING: **Wednesday, 3/18/09; 9:00 am; Conference Room 325**

Thank you for the opportunity to testify in strong support of the intent of SB 773, SD2. We are Betty Lou Larson, the Housing Programs Director, and Rona Fukumoto Intake, Information and Referral Director at Catholic Charities Hawaii. We are also members of Partners in Care, and Housing Hawaii.

We strongly support the range of initiatives proposed in the bill to create more affordable housing. **However, we strongly urge you to reinstate the language from the previous SD1 that allocated a minimum of 50% of the conveyance tax to the Rental Housing Trust Fund (RHTF).** The 50% allocation to the RHTF sunset last year. Funding the RHTF creates new affordable rental housing and acts as an economic stimulus. The RHTF also mandates that 5% of the units be built for families at 30% of median income, thus creating units for the most needy of our citizens. Ongoing funding from the conveyance tax is vital for housing developers to move forward to search for land and develop projects.

Also, Shelter Plus Care (Section 14) requires matching funds to utilize federal funds that provide housing subsidies for persons with disabilities who are homeless. This program has proven to be highly effective in getting high risk individuals off the streets and into market housing and stabilized with their support services. We are asking that Section 7 which appropriates funds for homeless services be amended to request matching funds for Shelter Plus Care.

We would suggest the following amendments:

- 1) Reinstate language that **fifty** per cent of the conveyance tax shall be paid into the rental housing trust fund;
- 2) Section 7 be changed to: "There is appropriated out of the general revenues of the State of Hawaii the sum of **\$1 million** or so much thereof as may be necessary for fiscal year 2009-2010 and 2010-2011 for the provision of continual operating funds to provide matching funds for shelter plus care grants."