

William P. Kenoi  
Mayor



Stephen J. Arnett  
Housing Administrator

**County of Hawaii**  
**OFFICE OF HOUSING AND**  
**COMMUNITY DEVELOPMENT**

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February 3, 2010

The Honorable Rida Cabanilla, Chair  
The Honorable Pono Chong, Vice Chair  
and Committee Members  
Committee on Housing

Twenty-Fifth Legislature  
Regular Session of 2010

**SUBJECT: House Bill 2435**  
**Hearing Date: February 3, 2010**  
**Time: 10:00 AM**  
**Conference Room: 325**

LATE TESTIMONY

The Office of Housing and Community Development **opposes** HB2435 which grant temporary relief from county housing requirements.

Reducing the county's affordable housing requirement by forty percent would be contradictory to its efforts to gain long-term affordable housing inventory.

Relaxing the requirement would reduce pockets of housing to be developed throughout the island, which ultimately reduces housing options for county working. As a result, families will be negatively impacted by increased commuting times, thereby reducing their (1) quality of life and (2) time that they could otherwise focus on strengthening social relationships with family.

If reducing affordable housing inventory and adding an additional burden to already struggling, working families is the intent of this bill, then that is what the ultimate impact would be.

Thank you for your careful consideration of the **negative** impacts of this bill.

*for* Stephen J. Arnett  
Housing Administrator

0136tasr



EQUAL HOUSING OPPORTUNITY  
"HAWAII COUNTY IS AN EQUAL OPPORTUNITY  
PROVIDER AND EMPLOYER"

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**From:** Lynell Yuu [lyuu@lurf.org]  
**Sent:** Wednesday, February 03, 2010 9:01 AM  
**To:** HSGtestimony  
**Cc:** 'David Arakawa'; 'Shannon Alivado'; uejo@hawaii.edu  
**Subject:** HB 2435 - Granting Temporary Relief from County Housing Requirements  
**Attachments:** 100203 HB 2435 Requirement Relief.doc

Aloha Committee on Housing:

Attached is the testimony of the Land Use Research Foundation (LURF) in **strong support to HB 2435**, which will be heard by HSG/WLO:

**HEARING DATE:** Wednesday, February 3, 2010  
**HEARING TIME:** 10:00 AM  
**ROOM:** 325

Please feel free to contact us, if you have any questions.

Mahalo, Dave

David Z. Arakawa  
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Land Use Research Foundation  
of Hawaii  
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[www.lurf.org](http://www.lurf.org)

**LATE TESTIMONY**

Mahalo,

Lynell Yuu (intern)

Land Use Research Foundation of Hawaii ("LURF")

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LATE TESTIMONY

**Via E-Mail: HSGtestimony@Capitol.hawaii.gov**

**February 3, 2010**

**Strongly supports HB 2435**  
**Relating to Housing**  
**(Granting temporary relief from county housing requirements)**

Honorable Chair Rida Cabanilla and Vice Chair Pono Chong and Members  
Of Committee on Housing:

My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii (LURF), a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety.

**LURF strongly supports this bill.**

Granting temporary relief from county housing requirements as recommended by the construction industry task force to stimulate housing construction statewide.

**LURF'S SUPPORT TO HB 2435.** LURF respectfully **supports** HB 2435, based on, among other things, the following:

LURF is in **strong support of HB 2435**, which grants temporary relief from county housing requirements by temporarily reducing the county affordable and workforce housing requirements by forty per cent, until December 30, 2015. HB 2435 was recommended by the Legislature's Construction Industry Task Force to stimulate housing construction statewide.

State and county affordable and workforce housing requirements often result in significant delays prior to the start of construction, because some of those

requirements are so onerous and costly that in certain circumstances, the requirements prevent affordable and workforce housing from being built.

Senate Concurrent Resolution No. 132, S.D. 1 (2009) established a task force to determine the economic contributions of the construction industry in Hawaii. As directed in SCR 132, (2009), the Task Force has developed a series of proposals for state actions to preserve and create new jobs in the local construction industry. The intent of HB 2435 is to implement one of the Task Force's proposals. Accordingly, the purpose of this bill is to provide temporary relief from county requirements to stimulate housing construction statewide.

We appreciate the opportunity to testify in **strong support of HB 2435**, and we ask for your favorable consideration of this bill.

**LATE TESTIMONY**