

March 17, 2015

**The Honorable Suzanne Chun Oakland, Chair**  
Senate Committee on Human Services and Housing

**The Honorable Clarence Nishihara, Chair**  
Senate Committee on Transportation  
State Capitol, Room 016  
Honolulu, Hawaii 96813

**RE: S.C.R. 35/ S.R. 11 - REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION**

**HEARING: Wednesday, March 4, 2015 at 10:35 a.m.**

Aloha Chair Chun Oakland, Chair Nishihara and Members of the Joint Committees:

I am Myoung Oh, Government Affairs Director, here to testify on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i, and its 8,400 members. HAR **supports** S.C.R. 35 and S.R. 1, which requests the Hawaii Housing Finance and Development Corporation (HHFDC) and Honolulu Authority for Rapid Transportation (HART) to conduct a joint study addressing the demand for workforce housing and transit-oriented development; and to create a development plan for workforce housing expansion.

According to the Department of Business Economic Development and Tourism, Hawai'i would need about 5,200 new housing units to be built each year until 2020 to adequately accommodate the state's projected population growth. There is a housing shortage and our residents and working families are finding it difficult to find affordable housing opportunities.

Transit Oriented development is a community development concept that includes a mixture of housing, office, retail and other amenities that are integrated into a walkable neighborhood and located within a half-mile of quality public transportation. With the rail being planned in Honolulu, this is the perfect opportunity to collaborate on ways to help address Hawai'i's workforce housing needs through transit-oriented development.

Mahalo for the opportunity to testify.



Chamber of Commerce HAWAII

*The Voice of Business*

LATE

**Testimony to the Senate Committee on Human Services and Housing and  
Committee on Transportation  
Tuesday, March 17, 2015 at 1:15 P.M.  
Conference Room 016, State Capitol**

**RE: SENATE CONCURRENT RESOLUTION NO. 35 AND SENATE RESOLUTION  
NO. 11 RELATING TO JOINT STUDY ADDRESSING THE DEMAND FOR  
WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO  
CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION**

Chairs Chun Oakland and Nishihara, Vice Chairs Green and Harimoto, and Members of the Committees:

The Chamber of Commerce Hawaii ("The Chamber") **supports the intent** of SCR 35 and SR 11 which requests the following:

1. Hawaii Housing Finance and Development Corporation (HHFDC) and HART conduct a joint study addressing the demand for workforce housing and transit-oriented development; and to create a development plan for workforce housing expansion;
2. One objective of this joint study is to provide the transit system with a baseline for ridership by calculating the number of workforce housing units that are needed within transit-oriented development zones;
3. That the joint study evaluate options that will further encourage the construction of workforce housing units and workforce rental units in all transit-oriented development zones;
4. That HHFDC and HART are requested to assemble administrative personnel needed to assist in the completion of the joint study and development plan;
5. That HHFDC and HART may enter into cooperative agreements with other public agencies deemed necessary for the completion of the joint study and development plan.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

The Chamber strongly supports the intent as there is a need to coordinate, from the state perspective, appropriate and prioritized uses of government owned lands in and around the transit corridor.



We also suggest that perhaps a better way to address this need is for the legislature to provide adequate funding for the position (s) or program through Office of Planning for the state to take a comprehensive look at maximizing the government assets along the transit corridor. This effort should not be limited to workforce housing but include other public uses like schools, libraries and consolidated government facilities located along the entire 21 stations/20 mile corridor.

Thank you for the opportunity to express our views on this matter.