

# LETTERS

If you did not submit written testimony *at least 24 hours* before today's hearing and would like to testify, please sign-up on this sheet.  
Testifiers will be taken in the order signed in.

BILL NO. SB 155

[illegible]



PROTECTING HAWAII'S OHANA, CHILDREN, UNDER SERVED, ELDERLY AND DISABLED

**Board of Directors**

Howard Garval, Chair  
Joanne Lundstrom, Vice Chair  
Jerry Rauckhorst, Treasurer  
Liz Chun, Secretary  
Susan Chandler  
Victor Geminiani  
Marya Grambs  
Kim Harman  
Katherine Keir  
Jeeyun Lee  
John McComas  
Robert Naniolo  
Darcie Scharfenstein  
Alan Shinn

TO: Senator Suzanne Chun-Oakland, Chair  
Senator Josh Green, Vice-Chair  
Members, Committee on Human Services

FROM: Scott Morishige, Executive Director, PHOCUSED

HEARING: Senate Committee on Human Services  
**Saturday, January 31, 2015 at 1:15 p.m. in Conference Room 229**

**Testimony in Support of SB155, Relating to Housing**

Thank you for the opportunity to provide testimony in **strong support** of SB155, which appropriates funds for the construction of micro units. PHOCUSED is a nonprofit membership and advocacy organization that works together with community stakeholders to impact program and policy change for the most vulnerable in our community, such as the homeless.

Since March 2014, PHOCUSED has surveyed 2,200+ homeless individuals and families across Oahu to assess their level of need and determine appropriate interventions. Based on our survey data, **over a quarter (26%, or 570 homeless households) indicate a need simply for affordable housing** – meaning that they do not require case management or intensive social services, but would be able to successfully transition to stable housing if affordable rental options were available. Micro units are one strategy to create truly affordable housing for these individuals.

Micro units typically range in size from 220 to about 300 square feet. These units are an innovative new option for housing development, which also enables cost savings through increased efficiency. The estimated construction cost for a micro unit is roughly half that of the construction cost for a traditional rental unit – an estimated \$150,000 per unit vs. \$300,000 per unit. Micro units could be utilized by a wide range of renters, not just homeless individuals, including low income singles, seniors, and small families.

Once again, PHOCUSED strongly urges your support of this bill and funding for construction of micro units in Hawaii. If you have any questions, please do not hesitate to contact PHOCUSED at 521-7462 or by e-mail at [admin@phocused-hawaii.org](mailto:admin@phocused-hawaii.org).

DAVID Y. IGE  
GOVERNOR



RACHAEL WONG, DrPH  
DIRECTOR

PANKAJ BHANOT  
DEPUTY DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
P.O. Box 339  
Honolulu, Hawaii 96809-0339

COLIN KIPPEN

- Chair of the Hawaii Interagency Council on Homelessness •
  - State Coordinator on Homelessness •
- Telephone 808 586-0974

**MEMORANDUM**

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

FROM: Colin Kippen, Chair of the Hawaii Interagency Council on  
Homelessness, State Coordinator on Homelessness

SUBJECT: **S.B. 155 – RELATING TO HOUSING**

Hearing: Saturday, January 31, 2015; 115 p.m.  
Conference Room 329; State Capitol

**PURPOSE:** S.B. 155 makes an appropriation for the construction of micro apartment housing units.

**POSITION:** I **strongly support** the intention of this bill, so long as it does not negatively impact the Governor's budgetary request to the legislature, with the following comments.

Micro units have proven to be a desirable form of housing in high cost rental markets like Seattle, New York, and San Francisco while reducing the costs of construction. Enabling the construction of these kinds of units will foster increased

ingenuity and innovation, and will help us to determine the feasibility of this form of housing as another tool that may be used to increase our supply of housing, especially for seniors, singles, couples, and small families at a reduced cost.

Thank you for the opportunity to testify before your committee.

# **BIA-HAWAII**

**BUILDING INDUSTRY ASSOCIATION**

THE VOICE OF THE CONSTRUCTION INDUSTRY

## **2015 OFFICERS**

**PRESIDENT**  
RICHARD HOBSON, JR.  
GENTRY HOMES, LTD.

**PRESIDENT-ELECT**  
CRAIG WASHOFKY  
SERVCO HOME & APPLIANCE  
DISTRIBUTION

**VICE PRESIDENT**  
EVAN FUJIMOTO  
GRAHAM BUILDERS, INC.

**TREASURER**  
GUY J. SHINDO  
FIRST HAWAIIAN BANK

**SECRETARY**  
MICHAEL WATANABE  
JW, INC.

**SPECIAL APPOINTEE-BUILDER**  
PAUL D. SILEN  
HAWAIIAN DREDGING  
CONSTRUCTION CO, INC

**SPECIAL APPOINTEE-BUILDER**  
MARK KENNEDY  
HASEKO CONSTRUCTION  
MANAGEMENT GROUP, INC.

**SPECIAL APPOINTEE-ASSOCIATE**  
DEAN UCHIDA  
SSFM INTERNATIONAL, INC.

**IMMEDIATE PAST PRESIDENT**  
BRIAN K. ADACHI  
BKA BUILDERS, INC.

**CHIEF EXECUTIVE OFFICER**  
GLADYS MARRONE  
BIA-HAWAII

## **2015 DIRECTORS**

ANTHONY BERGE  
RMA SALES

CARLETON CHING  
CASTLE & COOKE HOMES  
HAWAII, INC.

CHRIS CHEUNG  
CC ENGINEERING &  
CONSTRUCTION, INC.

CLIFTON CRAWFORD  
C&J CONTRACTING, INC.

CURT KIRIU  
CK INDEPENDENT LIVING BUILDERS

DWIGHT MITSUNAGA  
DM PACIFIC, INC.

GARY T. OKIMOTO  
HONOLULU WOOD TREATING

JACKSON PARKER  
D.R. HORTON, SCHULER DIVISION

JENNIFER ANDREWS  
COLDWELL BANKER PACIFIC  
PROPERTIES

LILI SHINTANI  
ALAN SHINTANI, INC.

MARK HERTEL  
INTER-ISLAND SOLAR SUPPLY,  
OAHU-MAUI-HAWAII-KAUAI

SARAH LOVE  
BAYS LUNG ROSE & HOLMA

MAILING  
P.O. BOX 970967  
WAIPAHU, HAWAII  
96797-0967

STREET  
94-487 AKOKI STREET,  
WAIPAHU, HAWAII 96797  
P 808.847.4666  
F 808.440.1198  
E INFO@BIAHAWAII.ORG

www.BIA-HAWAII.ORG

## **Testimony to the Senate Committee on Human Services and Housing Saturday, January 31, 2015 1:15 p.m.**

**State Capitol - Conference Room 229**

### **RE: SENATE BILL NO. 120 RELATING TO AFFORDABLE HOUSING**

Dear Chair Chun-Oakland, Vice-Chair Green, and members of the Committee:

My name is Gladys Marrone, Chief Executive Officer for the Building Industry Association of Hawaii (BIA-Hawaii), the Voice of the Construction Industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, and affiliated with the National Association of Home Builders.

BIA-Hawaii supports the intent of S.B. 155 which proposes to:

1. Appropriate \$15,000,000.00 for the construction of micro apartment housing units; and
2. Provides language to define micro apartment dwelling unit;

BIA-Hawaii strongly supports the need to provide government assistance to develop housing units for the 80% AMI and below income group. The economics associated with developing these units require some type of government assistance. Due to the cost of land and development, it is difficult to meet these price points without government assistance.

BIA-Hawaii also suggests that the Legislature expand its efforts by creating "incentives" for development of more units at all price points above the 80% and below AMI. Incentives could include some of the following:

- Up-zoning or density bonuses for existing urbanized properties;
- Improving the land use entitlement process to encourage development of housing units for certain targeted price points (i.e. 80% to 140% of AMI);
- Invest in regional infrastructure capacity building in areas identified for growth, and allow for small and medium size developers to enter the market to increase competition.

Addressing only one segment of the housing market is not the answer. A healthy housing market allows for people to "step up" into units that better accommodate their families and as their income improves. Without more inventory at all price points, there will be nothing for people to "step up" to. Allowing families this opportunity will open up entry level units to other first time home buyers.

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

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Saturday, January 31, 2015 10:30 AM  
**To:** HSH Testimony  
**Cc:** rainawhiting@gmail.com  
**Subject:** \*Submitted testimony for SB155 on Jan 31, 2015 13:15PM\*

**SB155**

Submitted on: 1/31/2015

Testimony for HSH on Jan 31, 2015 13:15PM in Conference Room 229

Submitted By	Organization	Testifier Position	Present at Hearing
K. Raina Whiting	Individual	Support	Yes

**Comments:**

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

Do not reply to this email. This inbox is not monitored. For assistance please email [webmaster@capitol.hawaii.gov](mailto:webmaster@capitol.hawaii.gov)