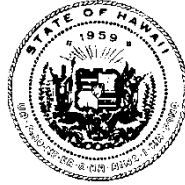


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
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

Statement of
DEAN MINAKAMI
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HOUSING

January 30, 2024 at 1:00 p.m.
State Capitol, Room 225

In consideration of
S.B. 2063
RELATING TO HOUSING.

HHFDC **supports** and offers **amendments** on SB 2063, which prohibits any government agency that exercises its authority to develop low- or moderate- income housing projects from processing any low- or moderate-income housing project that meets the development requirements of Chapter 201H, Hawaii Revised Statutes (HRS) and applicable administrative rules from imposing stricter income requirements than those adopted or established by the State.

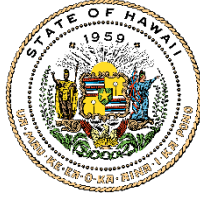
Because Section 201H-38, HRS provides that “[t]he legislative body of the county in which the housing project is to be situated shall have approved the project with or without modifications,” HHFDC suggests an amendment to this bill to amend subparagraph (A) of Section 201H-38 as follows:

(A) The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body. Notwithstanding the foregoing, the legislative body shall not approve the project with a modification that imposes stricter income requirements than those adopted or established by the State. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the legislative body;

Thank you for the opportunity to testify on this bill.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
RYAN K.P. KANAKA'OLE
FIRST DEPUTY
DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Testimony of
DAWN N.S. CHANG
Chairperson

Before the Senate Committee on
HOUSING

Tuesday, January 30, 2024
1:00 PM
State Capitol, Conference Room 225

In consideration of
SENATE BILL 2063
RELATING TO HOUSING

Senate Bill (SB) 2063 proposes to require any government agency that exercises its authority to develop low- or moderate- income housing projects to process any low- or moderate-income housing project that meets the development requirements of chapter 201H, Hawaii Revised Statutes (HRS), and applicable administrative rules. **The Department of Land and Natural Resources (Department) acknowledges the intent of this bill and offers the following comments.**

The proposed amendments in SB2063 are not problematic. However, the Department would like to express concerns regarding the existing exemptions “from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, constructions standards for subdivision, development and improvement of land, and the construction of dwelling units...” currently afforded to the Hawaii Housing Finance and Development Corporation under HRS§201H-38(a).

The State and counties are participating communities in the National Flood Insurance Program (NFIP) and are subject to compliance with federal regulations set forth with the National Flood Insurance Act of 1968 (42 U.S.C. §§4001). Pursuant to 44 CFR § 60.3(a), all proposed development and subdivisions encroaching within Special Flood Hazard Areas (SFHA) identified as “A” or “V” type flood zones on the Federal Emergency Management Agency’s Flood Insurance Rate Maps must be reviewed for floodplain management compliance and issued a building and/or development permit prior to construction by the applicable community official.

Any State or county law that is not consistent with the NFIP may jeopardize continued eligibility and participation in the program. *See* 44 CFR § 60.24. The unintended consequences of program suspension, include the following:

- No federal flood insurance can be sold or renewed in non-participating communities. The Federal government requires flood insurance for all buildings located in a SFHA secured with a federally backed loan, including Home Equity Loans.
- Certain forms of federal disaster assistance, including mitigation grants, will not be available in the event of a Presidential Disaster Declaration.

Furthermore, unregulated and/or noncompliant development within floodplains increases the risk to life and property from flooding.

Mahalo for the opportunity to comment on this measure.



STANFORD CARR DEVELOPMENT, LLC

▪ January 29, 2024

The Honorable Stanley Chang, Chair
The Honorable Troy N. Hashimoto, Vice Chair
and Members of the Senate Committee on Housing

Re: Testimony - SB 2063, Relating to Housing
Hearing: January 30, 2024 at 1:00 PM
Senate Conference Room 229 & Videoconference

Dear Chair Chang, Vice Chair Hashimoto, and Committee Members:

Stanford Carr Development submits testimony in **support** of Senate Bill 2063. The measure proposes to limit the county's ability to impose stricter income requirements than those adopted or established by the State.

As documented by the University of Hawaii Economic Research Organization's report [Measuring the Burden of Housing Regulation in Hawaii](#), Hawaii as a state has the highest median home prices **and** the highest level of regulation. Similarly on the county level, onerous regulation and high home prices go hand in hand.

We appreciate and support the effort to address the shortage of affordable housing by providing for consistent regulations between the State and counties.

Thank you for the opportunity to support this measure.

Respectfully,

A handwritten signature in black ink, appearing to read "Stanford S. Carr".

Stanford S. Carr