

JOSH GREEN, M.D.  
GOVERNOR

**LATE**



DENISE ISERI-MATSUBARA  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

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Statement of  
**DENISE ISERI-MATSUBARA**  
Hawaii Housing Finance and Development Corporation  
Before the

**SENATE COMMITTEE ON HOUSING**

February 14, 2023 at 1:01 p.m.  
State Capitol, Room 225

In consideration of  
**S.B. 1139**  
**RELATING TO HOUSING.**

HHFDC offers comments on S.B. 1139, which requires that rental housing projects participating in HHFDC's Rental Assistance Program (RAP) maintain, in perpetuity, at least 50% of its units for household earning up to 80% of the area median income.

The Legislature has not funded RAP in many years. Should new RAP funding be made available with the condition that 50% of project units are required to be affordable in perpetuity, HHFDC believes that developers will not participate in the program unless HHFDC offers extremely long-term (20 years, at a minimum) rental assistance contracts, which would require a very substantial up-front infusion of cash into the Rental Assistance Revolving Fund.

Thank you for the opportunity to provide testimony on this bill.

# PARTNERS IN CARE

*Oahu's Continuum of Care*

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*Our mission is to eliminate homelessness through open and inclusive participation and the coordination of integrated responses.*

## TESTIMONY IN SUPPORT OF SB 1139 RELATING TO HOUSING

TO: Senate Committee On Housing

FROM: Partners In Care (PIC)

**Hearing: Tuesday, February 14, 1:01pm Conference Room 225/videoconference**

Chair Chang and Members of the Senate Committee on Housing:

Thank you for the opportunity to provide testimony in **SUPPORT of SB 1139, Relating to Housing**. Partners In Care (PIC), a coalition of more than 60 non-profit homelessness providers and concerned organizations, works on Oahu to end homelessness.

The lack of affordable housing in Hawaii is at a crisis level. Projects that were built decades ago are being converted to less affordable units based on their commitments when the projects were built. It behoves us to ensure that affordable housing is available within our community in perpetuity. Bill 1139 will increase the number of units in a project from 25% to 50% for eligible tenants and make these units affordable in perpetuity. Hawaii needs tens of thousands of units built that are truly available, this measure will make more units affordable for the future.

Thank you for the opportunity to testify today in SUPPORT OF SENATE BILL 1139.

Sincerely,



Laura E. Thielen  
Executive Director  
Partners In Care



February 12, 2023

Senator Stanley Chang, Chair  
Senator Dru Kanuha, Vice Chair  
Members of the Committee on Housing

RE: **SB 1139 – RELATING TO HOUSING**  
**Hearing date – February 13, 2023 at 1:01 p.m.**

Aloha Chair Chang, Vice Chair Kanuha and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **OPPOSITION TO SB 1139 – RELATING TO HOUSING**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

SB 1139 requires rental housing projects to maintain, in perpetuity, 50% of the project's units for certain low-income tenants in order to be eligible for the Hawaii Housing Finance and Development Corporation's (HHFDC) rental assistance program.

The measure appears to amend the requirements for being eligible for HHFDC rental assistance from 20% affordable to 50% affordable and requires the restriction to be perpetual. While we understand the intent for increasing from 20% to 50%, such an increase may be unnecessary. Typically, the funding for RHRF runs out before any project that isn't 100% affordable gets a chance to receive assistance.

Moreover, in general, the idea of perpetual restrictions are typically unfavorable. As a matter of principle, we should not be deciding today something that will apply a hundred years or more from now. We are unable to predict the life duration of a building or the land which a building sits on may not be suitable for housing in the next 100 to 200 years.

Accordingly, NAIOP Hawaii opposes this measure as it is unnecessary for distribution of RHRF funds and encumbers Hawaii lands in perpetuity. Thank you for the opportunity to testify on this measure.

Senator Stanley Chang, Chair  
Senator Dru Kanuha, Vice Chair  
Members of the Committee on Housing  
February 12, 2023  
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Mahalo for your consideration,

A handwritten signature in black ink, appearing to read "Camp", with a stylized flourish at the end.

Jennifer Camp, President  
NAIOP Hawaii

**SB-1139**

Submitted on: 2/12/2023 12:13:20 PM

Testimony for HOU on 2/14/2023 1:01:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lindsay Ann Pacheco	Individual	Support	Written Testimony Only

Comments:

Aloha Chairs and Committee Members:

My name is Lindsay Ann Pacheco and I am a woman who has experienced homelessness for nearly 9 years. However, I have been housed now for nearly 3 years. I am also a current Housing First voucher recipient currently living in a LIHTC development in here in the general Kaka'ako area.

I am writing in support of SB1139 as more truly affordable housing and units need to be in place in order to help resolve our state's current homelessness crisis. From personal experience, and from currently working with folks who are currently experiencing homelessness, it makes no sense for folks to go into shelters or seek help getting into housing if there are no units available for folks to get into.

Measures like SB1139 will help to create and maintain available spaces that truly affordable for low income individuals and for folks like me, who are currently on rental assistance vouchers.

Thank you for allowing me to share my testimony,

Lindsay Ann Pacheco.