



HB1526 RELATING TO AFFORDABLE HOUSING DEVELOPMENT
House Committee on Housing

February 9, 2024

10:00 AM

Conference Room 312

The Office of Hawaiian Affairs (OHA) **SUPPORTS HB1526**, which would raise the time a county's legislative body has to act upon a housing project proposed by the Hawaii Housing Finance & Development Corporation (HHFDC) from 45 days to 90 days. OHA appreciates that while housing is a critical need, so too is providing the public with sufficient time to review proposals and engage in the legislative process as an exercise of the public's right to inform good governance and to protect the public interest.

The legislative process is a complex and time-consuming process which requires the input from and coordination of numerous stakeholders and interested parties. The principles of democracy value the participation of the people in the process. By raising the time frame that county legislative bodies have to review a project proposal from 45 days to 90 days, this measure would allow the public to participate more fully in the legislative process, giving communities time to discuss such projects, review the issues, and express informed opinions to their elected officials without concern that a short time frame may require a legislative body to make a determination on a project before much of the affected community has been informed.

For Native Hawaiians especially, the ability to participate fully in government bodies, including the legislative process, is invaluable to share their mana'ō, to stand up and be heard. An additional 45-day time period is a minor slowdown in the development process of a significant development but can be the difference between the general public being able to participate in the legislative process, reviewing project documents and sharing their mana'ō, versus being informed of a development when the bulldozers show up to clear the land.

OHA appreciates the opportunity to share our mana'ō and urges the Legislature to **PASS HB1834**. Mahalo nui loa.

Affordable Housing Connections LLC
dba AHC Hawaii RB-23812
735 Pahumele Place
Kailua, Hawaii 96734

February 7, 2024
Hawaii State House of Representatives
Attn: Committee on Housing

Subject: H.B. 1526 – Relating to Affordable Housing Development - Testimony in Opposition
Friday, February 9, 2024, at 10:00 AM, Conf. Rm. 321

Dear Chair Evslin, Vice Chair Aiu and members of the Committees on Housing:

Aloha Kakou! I am submitting testimony in **STRONG Opposition to H.B. 1526**, which would increase the time permitted for review and approval of low income housing developments from 45 days to 90 days.

If memory serves me well, I have submitted testimony in opposition to this increase in time on previous occasions, yet it keeps coming back for discussion. In a housing crisis one would think that government would be doing all it can to expedite the production of affordable housing. Those waiting in line for an affordable home to buy or rent would certainly agree with this concept. But our local state and county governments seem to consistently think in the opposite direction – why?

The 45 day timeline was created to save development costs and expedite construction, which would help to keep pricing reasonable. Developers need consistency and expediency, both of which lower risk. Increasing the timeline increases risk! Let's all agree that increasing risk in a housing crisis is not a good idea and put this issue to rest. Maintain the 45 day timeline and defer this bill permanently.

Mahalo for the opportunity to share my mana`o on this subject.

Sincerely yours,



Kevin R. Carney, (PB-16444), NAHP-E
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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
HAWAII CHAPTER

February 8, 2024

Representative Luke Evslin, Chair
Representative Micah Aiu, Vice Chair
Members of the Committee on Housing

RE: **HB 1526– RELATING TO AFFORDABLE HOUSING DEVELOPMENT**
Hearing date – February 9, 2024 at 10:00 A.M.

Aloha Chair Evslin, Vice Chair Aiu, and members of the committee,

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii in **OPPOSITION to** HB 1526. NAIOP Hawaii is the local 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.

HB 1526 seeks to extend the time for a county council to take action on low- and moderate-income housing project applications from 45 to 90 days after the receipt of the applicable agency's report and the proposed project's preliminary plans and specifications.

NAIOP Hawaii opposes the extend of the review period for county councils which may further delay the development of additional affordable housing units. Creating additional delays in the approval process would further exacerbate the challenges faced by developers in delivering timely and cost-effective housing solutions to those most in need. The current landscape, marked by fluctuating interest rates and escalating construction costs, underscores the urgency of expediting rather than hindering the delivery of housing units. Hawaii is currently in a housing crisis, and we need more affordable housing units delivered immediately to keep our residents in Hawaii.

Accordingly, NAIOP Hawaii respectfully asks the committee to defer HB 1526. NAIOP appreciates the Legislature’s commitment to collaborating on this issue and look forward to working together.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read "Reyn Tanaka".

Reyn Tanaka, President
NAIOP Hawaii

HB-1526

Submitted on: 2/7/2024 4:22:46 PM

Testimony for HSG on 2/9/2024 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Nani	Individual	Comments	Written Testimony Only

Comments:

Subject: Testimony as comments for HB1526

To: Chair, Vice Chair, and members of the committee

Re: HB1526 RELATING TO AFFORDABLE HOUSING DEVELOPMENT

I am testifying on behalf of HB1526

For clarification who is “the corporation”

Request for consideration for the following:

The legislative body shall approve, approve with modification, or disapprove the project working with the military to provide housing or make available housing to civilian workforce, those government civilian employees that have already passed a government clearance to work on base.

If a person can work on the base they should be clear to have an option to live on base. This would help to mitigate our severe housing crisis in Hawaii.

We need to look at all way to improve housing shortages and get people into current housing. Building more and more structures is unsustainable to our current aging infrastructure with electricity and water resources.

In conclusion, we need to find ways that can utilize un-occupied housing. If we do not deal with the un-occupied housing in the state, it appears as if we are continuing the chase of a profitability mentality only accommodating developers instead of the livelihood of our people.

Sincerely,

Nani Be

