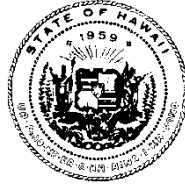


**JOSH GREEN, M.D.**  
GOVERNOR

**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**

April 15, 2024 at 1:00 p.m.  
State Capitol, Room 225

In consideration of  
**HCR 84 HD1**

**URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION (HHFDC) TO AMEND THEIR ADMINISTRATIVE RULES TO ESTABLISH ANOTHER PATHWAY FOR HOUSING PROJECTS SEEKING AN EXEMPTION FROM STATE LAWS AND RULES.**

Chair Chang, Vice Chair Hashimoto, and members of the Committee:

HHFDC **offers the following comments** on HCR 84 HD1.

This resolution seeks to create a second pathway for a project to qualify for expedited review under Hawaii Revised Statutes Section 201H-38, similar to that proposed in SB 2066 SD2 HD2.

Currently, only projects that are primarily affordable to households earning up to 140% of the area median income qualify for expedited review under HHFDC's 201H-38 program.

Given that this alternative would be a significant policy change, we prefer that the intent of this measure be accomplished through the passage of SB 2066 SD2 HD2. As one example of the possible effect of establishing this alternative pathway, a luxury condominium project developed in Honolulu could be eligible for an exemption from the City & County's park dedication requirement or payment-in-lieu of the requirement.

Thank you for the opportunity to testify on this resolution.

April 12, 2024

TO: Senator Stanley Chang and Senator Hashimoto

FROM: Kristin M. McAndrews, PhD

RE: HCR 84, HD

URGING THE HAWAII HOUSING FINANCE AND HOU DEVELOPMENT CORPORATION TO AMEND THEIR ADMINISTRATIVE RULES TO ESTABLISH ANOTHER PATHWAY FOR HOUSING PROJECTS SEEKING AN EXEMPTION FROM STATE LAWS AND RULES.

Frankly, I am shocked that two elected officials would advocate for the leaders of the Hawaii State Housing Finance and Development Corporation to “amend their administrative rules to establish another pathway for housing projects seeking an exemption from state laws and rules.” What exemptions are you suggesting? Or is this just a broad proposal that housing projects will not have to abide by the building codes that Hawai`i State taxpayers must adhere to? And, if this is “affordable” (although your proposal suggests that any housing project might be exempt from building codes), my question is why you wouldn’t want to make the construction and inhabitation of buildings as safe as possible for everybody. That means abiding by building codes as other property owners must do. You’ve suggested something unethical and probably actionable.

Senator Chang and Senator Hashimoto, the reality is that we live on an island, with limited resources. Sewer and water access are finite. Garbage sites are finite. Land is finite. In addition, Hawai`i has one industry—tourism. Unregulated buildings are unsafe for the people who live here and the tourists who visit. You are not looking forward to the consequences of overdevelopment on an island in the middle of the Pacific. And, why not? Surely, you are two intelligent people who can think beyond your agendas. But maybe I am too optimistic.

I am constantly amazed your persistence to revise building codes to accommodate your schema. There are many other issues in this state that need attention such as poverty, the houseless and crime. Why not take on how so many public schools have non-functioning fire alarms. Instead of advocating for better wages for the people who work three jobs to make ends meet, you want to develop every square inch of our state as if it will be a solution for our population. It is not. You further disenfranchise the Hawaiian people and residents. Shame on you.

CC: Craig K. Hirai  
Randy Chu  
Christopher Woodard



**LATE**

**HCR-84-HD-1**

Submitted on: 4/14/2024 10:10:29 PM

Testimony for HOU on 4/15/2024 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Angela Melody Young	Testifying for CARES	Support	In Person

Comments:

CARES testifies in strong support.