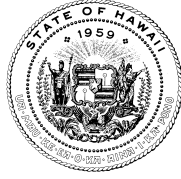


JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ke Kia'āina o ka Moku'āina 'o
Hawai'i*



Testimony of **Nani Medeiros**
Chief Housing Office, Office of the Governor

Before the Senate Committee on Housing
Thursday, March 16, 2023
10:00PM Via Videoconference
Conference Room 225

HB1054 HD2 RELATING TO HOUSING

Aloha Chair Chang, Vice-Chair Kanuha, and members of the Committee:

Mahalo for the opportunity to testify in support of House Bill 1054 HD2. This is an administration measure that proposes some of the components in the Governor's housing strategy and plans to make housing more affordable and accessible for our local people, and create incentives for increased development, and faster development, of affordable housing.

We prefer the language of Senate Bill 1352 Senate Draft 1 and request the measure be amended to include that language.

JOSH GREEN, M.D.
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

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

IN REPLY PLEASE REFER TO:

677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620
FAX: (808) 587-0600

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

SENATE COMMITTEE ON HOUSING

March 16, 2023 at 1:00 p.m.
State Capitol, Room 225

In consideration of
H.B. 1054 HD2
RELATING TO HOUSING.

HHFDC has concerns about H.B. 1054 HD2 to help middle income individuals and families obtain rental housing by providing them with security deposits for their rent.

This measure requires HHFDC to establish a new rental deposit loan program for local workforce renters with no-interest loans for security deposits up to \$2,500 and up to forty-eight months to repay the loan. Appropriates funds for the program and positions.

HHFDC would like to note a timing aspect in the practical application of this program, given that the current rent market is very tight. There is a shortage of rental units in every county. When seeking a house to rent, renters are often competing with other prospective tenants for the same unit. Because of the uncertainty in the length of time it will take the county or nonprofit to process a loan request, verify eligibility, and issue a check, there is a time element involved that may impact the effectiveness of this program.

HHFDC remains committed to supporting this initiative and we look forward to working with the administration on addressing these concerns.

Thank you for the opportunity to provide testimony.



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**The State Legislature
Senate Committee on Housing
Thursday, March 16, 2023
Conference Room 225, 1:00 p.m.**

TO: The Honorable Stanley Chang, Chair

RE: Support for H.B. 1054, HD2 Relating to Housing

Aloha Chair Chang and Members of the Committee:

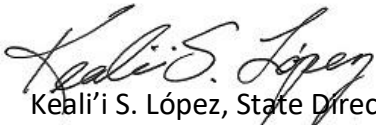
My name is Keali'i Lopez and I am the State Director for AARP Hawai'i. AARP is a nonpartisan, social impact organization that advocates for individuals age 50 and older. We have a membership of nearly 38 million nationwide and nearly 140,000 in Hawaii. We advocate at the state and federal level for the issues that matter most to older adults and their families.

AARP supports H.B 1054 HD2 which establishes the rental deposit loan program and appropriates funds for the rental deposit loan program revolving fund.

This proposed program will assist renters who do not have immediate capital to provide rental deposit with a loan that is interest free. With the high housing rental costs, this program will help especially those who are 80% below AMI (Area Median Income) with the needed security deposit to secure housing for themselves and their families. AARP Hawai'i supports initiatives that empower people of all ages and ability levels to access safe, decent, and affordable housing that enables them to continue to live safely in their homes and communities as they get older.

Thank you very much for the opportunity to testify in support **H.B. 1054, HD2.**

Sincerely,


Keali'i S. López, State Director

March 16, 2023

The Honorable Stanley Chang, Chair

Senate Committee on Housing
State Capitol, Conference Room 225 & Videoconference

RE: House Bill 1054, HD2, Relating to Housing

HEARING: Thursday, March 16, 2023, at 1:00 p.m.

Aloha Chair Chang, Vice Chair Kanuha and Members of the Committee:

My name is Lyndsey Garcia, Director of Advocacy, testifying on behalf of the Hawai'i Association of REALTORS® ("HAR"), the voice of real estate in Hawai'i and its over 11,000 members. HAR **supports** House Bill 1054, HD2, which establishes the rental deposit loan program and rental deposit loan program revolving fund. Appropriates funds for the rental deposit loan program and positions. Sunsets on 7/1/2026. Effective 7/1/3000.

Since 2017, Hawai'i has experienced a population decline. According to the latest United States Census¹ data, between July 2021 to July 2022, Hawai'i lost 6,958 residents or 0.48% of the population. With Hawaii's high cost of housing and living, it can be a challenge for Hawai'i residents to afford to live here. In order to attract, recruit and retain a skilled workforce, it is key to have available workforce housing. As such, this measure helps our workforce by providing zero interest loans to renters between 80% and 120% of the area median income.

For the foregoing reasons, Hawai'i Association of REALTORS® supports this measure. Mahalo for the opportunity to testify.

¹ United States Census Bureau. (2022). *2022 State Population Estimates*.
<https://census.hawaii.gov/main/2022-state-pe>

March 14, 2023

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

RE: **HB 1054, HD2 – RELATING TO HOUSING**
Hearing date – March 16, 2023 at 1:00 p.m.

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

Thank you for allowing NAIOP Hawaii to submit testimony with **SUPPORT ON HB 1054, HD2 – 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.

HB 1054, HD2 establishes the rental deposit loan program and incentives to support development of affordable housing. The measure provides no-interest loans to eligible participants of the rental deposit loan program established under section 201H-A. These loans shall be repaid within a 2-year time period allowing for renters to pay off the loan over a longer duration of time.

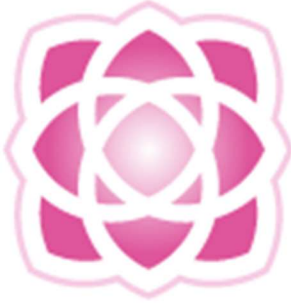
NAIOP Hawaii is supportive of all policies which encourage the production of much needed housing stock for our local residents. Assisting individuals with security deposits up to \$2,500 will enable more residents to obtain housing. Hawaii residents are in need of housing and this measure will continue production of units.

Accordingly, NAIOP Hawaii supports all tools which actually get homes built for our residents. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,



Jennifer Camp, President
NAIOP Hawaii



MAUI
CHAMBER OF COMMERCE
VOICE OF BUSINESS

LATE

**HEARING BEFORE THE SENATE COMMITTEE ON
HOUSING
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 225
THURSDAY, MARCH 16, 2023 AT 1:00 P.M.**

To The Honorable Senator Stanley Chang, Chair
The Honorable Senator Dru Mamo Kanuha, Vice Chair
Members of the committee on Housing

SUPPORT HB1054 HD2 RELATING TO HOUSING

The Maui Chamber of Commerce **SUPPORTS HB1054 HD2** which establishes the rental deposit loan program and rental deposit loan program revolving fund and appropriates funds for the rental deposit loan program and positions.

The Chamber notes that this measure would support workforce housing renters with direct loans for security deposits.

Lack of affordable housing options is the biggest barrier for employers to recruit and retain skilled workers, and the reason many Hawai'i residents are migrating to more affordable communities in the continental United States. This measure will address the barrier by assisting those earning between 80 and 120% of area median income attain housing through a rental deposit loan program, which would provide zero percent interest loans for security deposits up to \$2,500.

For these reasons, we **support HB1054 HD2**.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

HB-1054-HD-2

Submitted on: 3/13/2023 10:06:36 PM

Testimony for HOU on 3/16/2023 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Will Caron	Individual	Support	Written Testimony Only

Comments:

Please support HB1054 HD2.

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins




Director of Council Services
Traci N. T. Fujita, Esq.

Deputy Director of Council Services
David M. Raatz, Jr., Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

March 14, 2023

TO: The Honorable Senator Stanley Chang, Chair
and Members of the Senate Committee on Housing

FROM: Alice L. Lee
Council Chair 

SUBJECT: **HEARING OF MARCH 16, 2023; TESTIMONY IN SUPPORT OF HB 1054, HD2, RELATING TO HOUSING**

Thank you for the opportunity to testify in **support** of this important measure. The purpose of this measure is to establish the Rental Deposit Loan Program and Rental Deposit Loan Program Revolving Fund to help tenants obtain loans for security deposits.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I support this measure for the following reasons:

1. Lack of affordable housing is the biggest barrier for employers to recruit and retain skilled workers and is the reason many Hawai'i residents are migrating to the Continental United States.
2. The Maui County Comprehensive Affordable Housing Plan (2021) identified rental security deposits as a barrier to housing. The measure will help address the barrier by assisting those earning between 80 percent and 120 percent of the area median income to obtain zero percent interest loans for security deposits.
3. This measure advances the Maui County General Plan objective to "reduce the affordable housing deficit for residents."

For the foregoing reasons, I **support** this measure.

Kevin L. Johnson, Ko Olina, Hawai'i

**Hawai'i Legislature
Senate Committee on Housing
Thursday, March 16, 2023, Conference Room 225, 1:00 p.m.**

TO: The Honorable Stanley Chang, Chair
RE: Support for HB 1054, HD2, Relating to Housing

A multifaceted approach to homelessness in Hawai'i is my reason for **Supporting HB 1054, HD 2, Relating to Housing.**

Many of our homeless simply lack the means by which to overcome the significant financial hurdle of just getting into a home. They may be able to afford the monthly rent but saving the additional deposit is just out of their reach. This bill offers a reasonable solution to that problem for those folks.

The financial burden of this bill on the state, is far less than dealing with the myriad of issues that come in serving the homeless community. Keeping the program interest free and within the purview of government will also prevent these folks from spiraling further into unmanageable debt as we often see with for-profit lending agencies.

While it is not the panacea to homelessness, **HB 1054, HD 2**, certainly removes a barrier for a large number of people and is **worthy of your support.**

Sincerely,

Kevin L. Johnson