

**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

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Statement of
SCOTT GLENN, Director

before the
SENATE COMMITTEES ON WATER AND LAND AND HOUSING

Thursday, February 9, 2023, 1:15 PM
State Capitol, Conference Room 225

in consideration of
SB 140
RELATING TO THE HOUSING SHORTAGE.

Chairs Inouye and Chang, Vice Chairs Elefante and Kanuha, and Members of the Senate Committees on Water and Land and Housing:

The Office of Planning and Sustainable Development (OPSD) offers the following **comments** on SB 140, which amends §225M-2(b), Hawaii Revised Statutes, to give OPSD additional responsibilities related to housing. SB 140 would require OPSD to identify and analyze existing and projected housing needs and identify the quantity of adequate sites for housing, including rental housing, factory-built housing, and emergency shelters, sufficient to meet housing demand for all income levels each year. OPSD believes that data on existing and projected housing needs is already available from other State agencies.

In addition, data from OPSD's State Land Use Review of Districts (January 2022) indicates that there may be sufficient land in the State Urban District for housing. For example, the Review revealed that in 2020, there were 204,187 acres in Urban District statewide and that 68,650 acres of these developable lands were vacant. The Review found that the amount of vacant land may be attributable to a variety of economic and regulatory factors, including infrastructure needs, the overall length and timeframe for development approvals, market considerations, and developers' ability to raise capital. OPSD understands the need to produce housing, but there may be other ways to address these needs, such as investing in infrastructure.

Additionally, OPSD notes that it may not have the staff and other resources necessary to conduct the research required by SB 140.

Thank you for the opportunity to testify on this measure.

February 9, 2023

The Honorable Stanley Chang, Chair
Senate Committee on Housing

The Honorable Lorraine Inouye, Chair
Senate Committee on Water and Land
State Capitol, Conference Room 225 & Videoconference

RE: Senate Bill 140, Relating to the Housing Shortage

HEARING: Thursday, February 9, 2023, at 1:15 p.m.

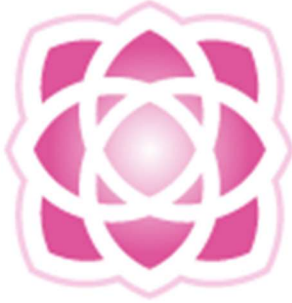
Aloha Chair Chang, Chair Inouye and Members of the Joint Committees:

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** Senate Bill 140 which requires the Office of Planning and Sustainable Development to identify and analyze existing and projected housing needs and identify adequate sites for housing sufficient to meet housing demands for all income levels each year.

According to the Department of Business Economic Development and Tourism's 2019 report on Housing Demand in Hawai'i, the state needs up to 45,497, housing units to meet demand in Hawai'i by 2030.¹ Ultimately, we have a housing supply problem, and we need creative solutions to build more housing at all price points. As such, having the Office of Planning and Sustainable Development identify and analyze projected housing needs and adequate sites for a variety of housing types and income levels can help with our State's housing challenges now and into the future.

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

¹ Department of Business, Economic Development & Tourism. (2019). *Hawaii Housing Demand 2020-2030*. <https://files.hawaii.gov/dbedt/economic/reports/housing-demand-2019.pdf>



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE SENATE COMMITTEES ON
WATER AND LAND and HOUSING
HAWAII STATE CAPITOL, SENATE CONFERENCE ROOM 225
THURSDAY, FEBRUARY 9, 2023 AT 1:15 P.M.**

To The Honorable Senator Lorraine R. Inouye, Chair
The Honorable Brandon J.C. Elefante, Vice Chair
Members of the Committee on Water and Land
To The Honorable Senator Stanley Chang, Chair
The Honorable Senator Dru Mamo Kanuha, Vice Chair
Members of the committee on Housing

SUPPORT FOR SB140 RELATING TO THE HOUSING SHORTAGE

The Maui Chamber of Commerce would like testify in **support for SB140** which requires the Office of Planning and Sustainable Development to identify and analyze existing and projected housing needs and identify adequate sites for housing sufficient to meet housing demands for all income levels each year.

Affordable housing and rentals is one of our top priorities. The Chamber has repeatedly advocated for a list of state or county lands that could be used for affordable housing. This report is a great step toward identifying land that could be used for future affordable housing and rental developments.

For this reason, we **support SB140**.

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.

SB-140

Submitted on: 2/6/2023 6:33:32 PM

Testimony for WTL on 2/9/2023 1:15:00 PM

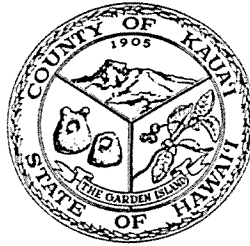
Submitted By	Organization	Testifier Position	Testify
Will Caron	Individual	Support	Written Testimony Only

Comments:

Overcoming our housing crisis is going to be one of the most complex and critical accomplishments in quality public policy Hawai'i has ever seen. The level of planning, data gathering and careful execution required to get it right is substantial. And the stakes for getting it wrong are high. I support SB140 because I think we need to ensure that, no matter who is in charge of running the government, they have an obligation to be very deliberate and careful in how they pursue our state's goals for addressing our dire housing need. Mahalo.

COUNTY COUNCIL

Mel Rapozo, Chair
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Jade K. Fountain-Tanigawa, County Clerk
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Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

February 7, 2023

TESTIMONY OF KIPUKAI KUALII
COUNCIL VICE CHAIR, KAUA'I COUNTY COUNCIL
ON
SB 140, RELATING TO THE HOUSING SHORTAGE
Senate Committee on Housing
Senate Committee on Water and Land
Thursday, February 9, 2023
1:15 p.m.
Conference Room 225
Via Videoconference

Dear Chair Chang, Chair Inouye, and Members of the Committee:

Thank you for this opportunity to provide testimony in strong SUPPORT of SB 140, Relating to the Housing Shortage. My testimony is submitted in my individual capacity as Council Vice Chair of the Kaua'i County Council.

SB 140 requires the Office of Planning and Sustainable Development to identify and analyze existing and projected housing needs and identify adequate sites for housing sufficient to meet housing demands for all income levels each year.

We are all very familiar of the longtime suffering of our constituents—families moving away, young people not returning after college, and employers not being able to hire workers who cannot find housing. We have all talked about our housing shortage crisis (disaster), the need to have all hands on deck, and the need to utilize every tool in our tool boxes. SB 140 is a tool that will help, and for the foregoing reasons, I strongly support this measure.

Thank you again for this opportunity to provide testimony in strong support of SB 140. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to cokcouncil@kauai.gov.

Sincerely,

KIPUKAI KUALII
Council Vice Chair, Kaua'i County Council

AAO:mn