

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

HOUSE COMMITTEE ON HOUSING

April 16, 2025 at 10:30 a.m.
State Capitol, Room 430

In consideration of
S.C.R 60 SD1

**URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
(HHFDC) TO DEVELOP A PLAN TO PRODUCE SUFFICIENT HOUSING TO MEET
THE STATE'S DEMAND.**

Chair Evslin, Vice Chair Miyake, and members of the Committee.

Recognizing the severe housing shortage in Hawaii, HHFDC offers the following
comments on SCR 60 SD1.

Last year, the Hawaii Housing Finance and Development Corporation (HHFDC) prepared a report in response to HCR 131, which urged HHFDC to develop a ten-year plan to meet Hawaii's housing demand. In our Report to the Legislature, we highlighted numerous systemic barriers impeding the production of affordable housing, which must be addressed before any realistic and effective plan to increase housing production can be implemented in the state. The report can be found at our website:

<https://files.hawaii.gov/dbedt/annuals/2024/2024-hhfdc-hcr131.pdf>

Addressing these barriers will be crucial for advancing housing production and meeting the housing demands of Hawaii's residents.

HHFDC, in collaboration with the Office of Planning and Sustainable Development and the Hawaii Community Development Authority, is preparing the DBEDT Strategic Plan to Increase Housing Supply in Hawaii. This plan will identify potential public and private lands for housing development, starting with Oahu. It will assess infrastructure requirements and the potential costs associated with it, regulatory and zoning constraints, and other environmental, community, and development barriers.

Should the Legislature desire to include the provisions on pages 2-3 of the resolution, we request that they be added to SB 26, which is headed to conference, since the new affordable housing land inventory task force is already tasked with identifying constraints and opportunities to develop housing, and the appropriation included in the bill would greatly facilitate that work.

We request that SCR 60 SD1 be amended as follows:

WHEREAS, prioritizing financing for housing production for a broader range of income segments and producing housing in the most efficient means possible will greatly increase housing production in the State; and

WHEREAS, Senate Bill 26 will establish the affordable housing land inventory task force to assess the viability of affordable housing development in transit-oriented zones; and

WHEREAS, a proactive, innovative approach to developing more housing units to address the State's severe housing shortage is necessary to meet existing demand while ensuring residents can remain in the State; now, therefore,

BE IT RESOLVED by the Senate of the Thirty-third Legislature of the State of Hawaii, Regular Session of 2025, the House of Representatives concurring, that the Hawaii Housing Finance and Development Corporation is urged to develop a plan to produce sufficient housing needed to meet the State's demand; and

BE IT FURTHER RESOLVED that the Hawaii Housing Finance and Development Corporation is requested to include the following into the plan:

(1) ~~[Site identification, including density at each site;]~~
Density and timing of development for projects identified by the affordable housing land inventory task force;

(2) How to maximize walkability and density;

(3) The most efficient and sustainable financial plan and needs;

(4) Personnel and government capacity needs; and

(5) How to overcome barriers to housing supply, such as ensuring adequate availability of land, sufficient infrastructure, and increasing available financing models; and

BE IT FURTHER RESOLVED that the Hawaii Housing Finance and Development Corporation is requested to submit a copy of its plan to the Legislature no later than twenty days prior to the convening of the Regular Session of [~~2026~~] 2027; and

Thank you for the opportunity to testify on this resolution.

SCR-60-SD-1

Submitted on: 4/15/2025 3:12:37 PM

Testimony for HSG on 4/16/2025 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jessica McCullum	Individual	Support	Written Testimony Only

Comments:

I support this measure.

SCR-60-SD-1

Submitted on: 4/15/2025 11:45:47 PM

Testimony for HSG on 4/16/2025 10:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Angela Young	CARES Community Advocacy Research Education Services	Support	Remotely Via Zoom

Comments:

The resolution should request HHFDC to work with the respective counties planning & permitting departments and Honolulu's DPP & Dept of Land Management because HHFDC already is familiar with permitting processes for 201h exemptions and permitting departments are also familiar with HHFDCs work.