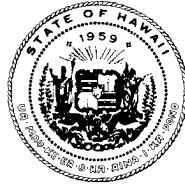


DAVID Y. IGE  
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CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

## 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

IN REPLY REFER TO:

Statement of  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

### HOUSE COMMITTEE ON FINANCE

April 1, 2015 at 2:00 p.m.  
State Capitol, Room 308

In consideration of  
**S.B. 974, S.D. 1, H.D. 1**  
**RELATING TO THE RENTAL HOUSING TRUST FUND.**

HHFDC **supports** S.B. 974, S.D. 1, H.D. 1. This bill authorizes the use of the Rental Housing Trust Fund (RHTF) to help finance the development of spaces for public uses within mixed-use affordable rental housing developments.

S.B. 974, S.D. 1, H.D. 1 supports HHFDC's efforts to work in partnership with other State and County agencies to develop mixed-use residential developments on State and county lands. It also provides an opportunity to include spaces for non-residential public uses, such as social and educational services, that could benefit the residents of the project and the broader community.

Thank you for the opportunity to testify.

From: mailinglist@capitol.hawaii.gov  
Sent: Tuesday, March 31, 2015 12:51 AM  
To: FINTestimony  
Cc: darakawa@lurf.org  
Subject: Submitted testimony for SB974 on Apr 1, 2015 14:00PM

**SB974**

Submitted on: 3/31/2015

Testimony for FIN on Apr 1, 2015 14:00PM in Conference Room 308

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
David Z. Arakawa	Land Use Research Foundation of Hawaii	Support	No

Comments: The Land Use Research Foundation of Hawaii SUPPORTS SB 974, SD1, HD1, RELATING TO THE RENTAL HOUSING TRUST FUND, which authorizes the Rental Housing Trust Fund to be used for spaces for public uses within mixed-use residential developments in which the residential component is the primary use and qualifies as an eligible rental housing project. (SB974 SD1, HD1)

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

Do not reply to this email. This inbox is not monitored. For assistance please email [webmaster@capitol.hawaii.gov](mailto:webmaster@capitol.hawaii.gov)



PROTECTING HAWAII'S OHANA, CHILDREN, UNDER SERVED, ELDERLY AND DISABLED

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TO: Representative Sylvia Luke, Chair  
Representative Scott Y. Nishimoto, Vice Chair  
Members, House Committee on Finance

FROM: Scott Morishige, MSW  
Executive Director, PHOCUSED

HEARING: **Wednesday, April 1, 2015 at 2:00 p.m. in Conf. Rm. 308**

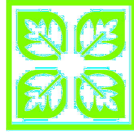
**Testimony in Support of SB974 SD1 HD1, Relating to the Rental Housing Trust Fund**

Thank you for the opportunity to provide testimony in **support** of SB974 SD1 HD1, which authorizes the Rental Housing Trust Fund (RHTF) to be used for spaces for public uses within mixed-use residential developments with a rental housing component. PHOCUSED is a nonprofit membership and advocacy organization that works together with community stakeholders to impact program and policy change for the most vulnerable in our community, including the homeless.

Since March 2014, PHOCUSED has surveyed 2,200+ homeless individuals and families across Oahu to assess their level of need and determine appropriate interventions. Based on our survey data, **over a quarter (26%, or 570 homeless households) indicate a need simply for affordable housing** – meaning that they do not require case management or intensive social services, but would be able to successfully transition to stable housing if affordable rental options were available. SB974 provides the State with more tools in its toolbox to create affordable rental housing and maximize the best use of state lands.

More specifically, this bill enables different state departments to work together, and gain experience in housing development from the Hawaii Housing and Finance Development Corporation (HHFDC). Partnership like this can be creative and work to fulfill the needs of both state entities, while providing a legacy of affordable housing for years to come. Furthermore, there is potential to utilize this mechanism for Transit Oriented Development (TOD) projects where another state entity controls land, but needs the expertise of HHFDC to jointly work on the development of affordable rental housing on state land.

Once again, PHOCUSED strongly urges your support of this bill. If you have any questions, please do not hesitate to contact PHOCUSED at 521-7462 or by e-mail at [admin@phocused-hawaii.org](mailto:admin@phocused-hawaii.org).



## TESTIMONY IN SUPPORT OF SB 974, SD1 HD1: RELATING TO THE RENTAL HOUSING TRUST FUND

TO: Representative Sylvia Luke, Chair; Representative Scott Y. Nishimoto, Vice Chair; And Members, Committee on Finance

FROM: Betty Lou Larson, Legislative Liaison, Catholic Charities Hawai'i

Hearing: **Wednesday, April 1, 2015; 2:00 PM; Conference Room 308**

Chair Luke, Vice Chair Nishimoto, and members of the Committee on Finance:

Thank you for the opportunity to provide written testimony **in support** of SB 974, SD1, HD1, which authorizes the Rental Housing Trust Fund (RHTF) to be used for spaces for public uses within mixed-use residential developments with a rental housing component. I am Betty Lou Larson, the Legislative Liaison for affordable housing and homeless issues at Catholic Charities Hawai'i.

Catholic Charities Hawai'i (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for over 60 years. CCH has programs serving elders, children, developmentally disabled, homeless and immigrants. Our mission is to provide services and advocacy to the most vulnerable of the people in Hawai'i. Catholic Charities Hawai'i has a long history of working on housing issues and solutions to homelessness. We strive to help people live in dignified circumstances and reach their full potential.

We commend the State departments involved, especially HHFDC, for the time, energy and dedication that it takes to develop a new model such as this bill proposes. Catholic Charities Hawai'i supports this bill which would allow public access and public use of spaces within mixed use rental properties. While the primary use would be rental housing, this bill would enable State entities and the community to work together to maximize the best use of state lands. The State needs to add many tools to its toolbox to create more affordable rental housing that also served the community and the residents. This is an additional option that could be considered by developers when planning the best use for a property.

Allowing for the development of spaces for public uses such as educational sessions, employment training, well-baby clinics or other health related activities, etc. links these projects into the community. It could result in creative partnerships with service providers or community groups to benefit the residents and the wider community.

Thank you for the opportunity to testify. Please contact me at (808) 373-0356 or [bettylou.larson@catholiccharitieshawaii.org](mailto:bettylou.larson@catholiccharitieshawaii.org) if you have any questions.



CLARENCE T. C. CHING CAMPUS • 1822 Ke'eaumoku Street, Honolulu, HI 96822  
Phone (808)373-0356 • [bettylou.larson@CatholicCharitiesHawaii.org](mailto:bettylou.larson@CatholicCharitiesHawaii.org)





Chamber of Commerce HAWAII  
*The Voice of Business*

**LATE**

**Testimony to the House Committee on Finance  
Wednesday, April 1, 2015 at 2:00 P.M.  
Conference Room 308, State Capitol**

**RE: SENATE BILL 974 SD1 HD1 RELATING TO THE RENTAL HOUSING TRUST  
FUND**

Chair Luke, Vice Chair Nishimoto, and Members of the Committee:

The Chamber of Commerce of Hawaii ("The Chamber") **supports the intent of S.B. 974 SD1 HD1**, which authorizes the Rental Housing Trust Fund to be used for spaces for public uses within mixed-use residential developments in which the residential component is the primary use and qualifies as an eligible rental housing project.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

The Chamber strongly supports the need to allow for the funding of mixed use residential developments, especially in areas of targeted growth and increased density. In dense urban settings, there is a need to create more pedestrian-friendly environments where residents are less dependent on cars in their daily activities. Mixed-use developments provide an opportunity to create vibrant, walkable communities.

This will also encourage creative thinking for multiple or mixed use of government-owned lands in and around the transit system on Oahu. The State can be a critical player in reshaping the urban landscape around the transit stations.

Thank you for the opportunity to testify.

**LATE**

**BIA-HAWAII**

**BUILDING INDUSTRY ASSOCIATION**

THE VOICE OF THE CONSTRUCTION INDUSTRY

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**Testimony to the House Committee on Finance**

**Wednesday, April 01, 2015**

**2:00 p.m.**

**State Capitol - Conference Room 308**

**RE: SENATE BILL NO. 974, S.D. 1, H.D. 1, RELATING TO RENTAL HOUSING TRUST FUND**

Chair Luke, Vice-Chair Nishimoto, and members of the Committee:

My name is Gladys Marrone, Chief Executive Officer for the Building Industry Association of Hawaii (BIA-Hawaii), the Voice of the Construction Industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, and affiliated with the National Association of Home Builders.

BIA-Hawaii **supports the intent** of S.B. 974, S.D. 1, H.D. 1, which authorizes the rental housing trust fund to be used for spaces for public uses within mixed-use residential developments in which the residential component is the primary use and qualifies as an eligible rental housing project.

BIA-Hawaii **strongly supports** the need to allow for the funding of mixed use residential developments, particularly in areas of targeted growth and increased density. In dense urban settings, there is a need to create more pedestrian friendly environments where residents are less dependent on cars in their daily activities. Mixed used developments provide an opportunity to create vibrant and walkable communities.

Creative thinking for multiple or mixed use of government owned lands in and around the transit system on Oahu should also be encouraged. The State can and should be a leader in reshaping the urban landscape around the transit stations.

Thank you for the opportunity to express our views on this matter.