



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 HOUSING
HOUSE COMMITTEE ON TRANSPORTATION**

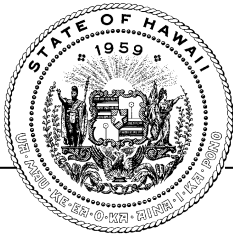
February 8, 2017 at 11:30 a.m.
State Capitol, Room 423

In consideration of
H.B. 1000
RELATING TO HOUSING.

The HHFDC supports H.B. 1000, which requires the Hawaii Interagency Council for Transient-Oriented Development's strategic plan to include affordable housing for households at or below 80 percent of the area median income as part of any redevelopment or development plan for any State property located within one mile of the Honolulu rail transit system. Next to housing, transportation is the second highest cost for most households. Affordable housing located near transit allows low-income persons and families to live an affordable lifestyle with access to schools, jobs, health care, and social services, among other things. In particular, seniors living near transit are better able to live independently and in less restrictive residential settings for as long as possible.

However, HHFDC concurs with the Office of Planning that a one-half mile radius from planned transit is preferable, to ensure that housing is located within a walkable distance from transit.

Thank you for the opportunity to testify.



OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Statement of
LEO R. ASUNCION
Director, Office of Planning
before the
HOUSE COMMITTEES ON HOUSING, AND TRANSPORTATION
Wednesday, February 8, 2017
11:30 AM
State Capitol, Conference Room 423

in consideration of
HB 1000
RELATING TO HOUSING

Chairs Brower and Aquino, and Vice Chairs Nakamura and Quinlan, and Members of the House Committees on Housing, and Transportation.

The Office of Planning (OP) supports House Bill 1000, which stipulates that the strategic plan developed by the Hawaii Interagency Council for Transit-Oriented Development (TOD Council) require that every development or redevelopment plan for any State property located within one mile of the Honolulu rail transit system includes housing units with at least twenty percent reserved for residents with an income less than or equal to eighty percent of the area median income, unless the TOD Council determines that housing is not feasible or desirable on a particular property.

OP finds that the strategic plan requirement of including affordable housing in development or redevelopment plans for State properties in the vicinity of the proposed transit stations would increase the stock of affordable housing along the rail line, and also support future rail ridership.

OP also acknowledges that the TOD Council as a coordinating agency is well-positioned to determine whether or not affordable housing is feasible or desirable for a particular State property. The TOD Council is tasked with facilitating the development of TOD projects, including affordable and rental housing projects on State lands, and House Bill 1000 aligns with their current mandate.

OP believes, however, that a one-mile radius may be too extensive, and that the radius for prioritizing affordable housing should be limited to one-half mile, so that residents living in affordable housing units benefit from a walkable radius to transit. Research indicates that a one-half mile radius is the distance residents are willing to walk to transit, and the transit catchment area for affordable housing should reflect this metric. Moreover, to be consistent with Hawaii Revised Statutes (HRS) § 226-64 (Act 130, SLH 2016), the measure should be revised to apply to “lands within county-designated TOD areas, or within a one-half mile radius of public transit stations, if a county has not designated TOD zones.”

Thank you for the opportunity to testify on the matter.

nakamura1 - Natalie

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 3, 2017 3:53 PM
To: HSGtestimony
Cc: mendezj@hawaii.edu
Subject: *Submitted testimony for HB1000 on Feb 8, 2017 11:30AM*

HB1000

Submitted on: 2/3/2017

Testimony for HSG/TRN on Feb 8, 2017 11:30AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Javier Mendez-Alvarez	Individual	Support	No

Comments:

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.

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DAVID Y. IGE
GOVERNOR



PANKAJ BHANOT
DIRECTOR

BRIDGET HOLTHUS
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
P. O. Box 339
Honolulu, Hawaii 96809-0339

LATE

February 8, 2017

TO: The Honorable Representative Tom Brower, Chair
House Committee on Housing

The Honorable Representative Henry J.C. Aquino, Chair
House Committee on Transportation

FROM: Pankaj Bhanot, Director

SUBJECT: **HB 1000 - RELATING TO HOUSING**

Hearing: February 8, 2017, 11:30 a.m.
Conference Room 423, State Capitol

DEPARTMENT'S POSITION: The Department of Human Services (DHS) supports the intent of the bill to the extent the measure does not adversely impact priorities identified in the Governor's Executive Budget request, and offers comments.

PURPOSE: The purpose of HB 1000 is to require the strategic plan developed by the Hawaii Interagency Council for Transit-Oriented Development to include affordable housing as part of the development or redevelopment plan for any state property located within one mile of the Honolulu rail transit system, unless the council determines that housing is not feasible or desirable on a particular property.

The Director of DHS is a member of the Hawaii Interagency Council for Transit Oriented Development created by Act 130, Session Laws of Hawaii 2016. As a department, DHS provides benefits and services to 1 in 4 residents in Hawaii. DHS strives to encourage self-sufficiency and supports the well-being of individuals, families, and communities in Hawaii through its major benefit programs that provide financial assistance, Supplemental Nutrition Assistance Program (SNAP), medical insurance coverage (through Med-QUEST), vocational rehabilitation services, and protective services for vulnerable children and adults.

AN EQUAL OPPORTUNITY AGENCY

One of the primary determinants of well-being is access to stable and affordable housing. Affordable and stable housing is linked with improved health, education and economic outcomes for families and children. When housing is stable and affordable, families can spend more time and resources on education, medical care, nutritious food, and quality child care.

Strengthening communities by incorporating safe, adequate, and affordable housing in State development projects near Honolulu rail transit stations would also reduce the likelihood that low- and moderate-income households currently living in growing TOD areas would be displaced due to gentrification pressures.

Additionally, the presence of adequate and affordable housing in TOD areas would generate strong rail ridership, as the core users of public transportation are often low- to moderate-income individuals.

DHS suggests the following amendments:

- The proposed bill be amended to specify a required distribution of affordable units across income limits. Doing so will ensure that a range of affordable housing units are provided below the eighty percent area median income (AMI), and not all at the proposed eighty percent of the AMI.
- DHS also suggests technical amendments to the language in the proposed bill, at page 4, lines 3-5, to read as follows:

“(6) Require that every development or redevelopment plan for any state property located within one mile of ~~the a~~ Honolulu rail transit ~~system~~ station includes...”

Given the shortage of affordable housing in Hawaii, it is crucial that the State, as the largest landowner along the Honolulu rail corridor, utilize its resources to create safe communities where families can thrive, and increase the supply of affordable housing units in TOD areas without displacing long-standing or low-income residents.

Thank you for this opportunity to provide comments on these measures.



LATE

February 7, 2017

From: George S. Massengale

To: House Committee on House, and
House Committee on Transportation

Date: Hearing February 8, 2017 at 11:30 A.M.

Subj: HB1000, Relating to Housing

TESTIMONEY IN SUPPORT

Chairs, Brower and Aquino and members of the committees. I am here today on behalf of Hawaii Habitat for Humanity Association, and our two Oahu Habitat affiliates, Honolulu and Leeward.

In reviewing HB1000 we find that there is much to support and this bill could facilitate the develop of more affordable housing with in one mile of HART rail stations. However, we have two concerns.

First, Hawaii Habitat along with several other affordable housing developers have been in consultation for almost 2 years now with the City & County's Transit Oriented Development Office. We have shared various views and brought up issues that may be problematic in developing affordable housing within TOD zones. Adding the interagency council for transit-oriented development the mix may have delaying impact.

Our second concern revolves around the new language in SECTION 2. (6). We would suggest that definition of "Affordable Housing" which is found in City Council Ordinance 16-36, be included in SB1147. We have observed that when there is an affordably requirement such "up to 80% of AMI" the reserved housing is at 80% with nothing lower. To create truly affordable housing, we need also, to include individuals and families with AMI's between 30 and 80%. We also recommend that the reserved units be equally allocated between residents with income between 30 and 80% AMI. **We also believe that no developer should be allowed not to build any affordable housing if a particular property precludes development.** Our, suggest new language is noted below.

(6) Require that every development or redevelopment plan for any state property located within one mile of the Honolulu rail transit system include housing units with at least twenty per cent reserved for residents with incomes between 30 and 80 percent of the area medium income. There shall be an equal distribution of the reserved units for residents with area medium incomes between 30 and 80 percent. If the council determines that housing is not feasible or desirable on a particular property, then the reserved units shall be built within another property along the rail system.

In closing, we would ask that the committees to pass this measure onto the Committee on Walter and Land.

Respectfully,

A handwritten signature in black ink, appearing to read "G. Massengale".

George S. Massengale
Director, Community Engagement

LATE

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 8, 2017 7:46 AM
To: HSGtestimony
Cc: edgarespero@gmail.com
Subject: Submitted testimony for HB1000 on Feb 8, 2017 11:30AM

HB1000

Submitted on: 2/8/2017

Testimony for HSG/TRN on Feb 8, 2017 11:30AM in Conference Room 423

Submitted By	Organization	Testifier Position	Present at Hearing
Edgar Espero	Individual	Support	No

Comments: Support the concept of TOD and inclusion of affordable housing within 1 mile of rail system on state property.

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.

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