

Bill 1 Testimony

MISC. COM. 70

From: CLK Council Info
Sent: Tuesday, January 26, 2021 9:13 AM
Subject: Council Testimony

Written Testimony

Name Jeremy Shorenstein
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Meeting Date 01-27-2021
Council/PH Committee Council
Agenda Item Bill 1
Your position on the matter Support
Representing Organization Self

Aloha Honolulu City Council Members,

This letter is in support of Bill 1 as a catalyst to create more affordable housing for the people of Oahu.

The need for more affordable housing solutions in Honolulu has been known for many years, and the City Council's passing of Bill 7 (2019) and Bill 60 (2019) was essential in creating a new avenue to motivate long-time multi-generational landowners to redevelop their properties into new affordable housing stock.

Written Testimony

There are over 1,000 units planned by landowners due to the Bill 7 (2019) program. However, due to the fact that most multi-generational landowners are not experienced real estate developers, the hurdle of being the "first-mover" of this new program, which includes the risk of misinterpreting the rules, unforeseen requirements, lack of experience of construction professionals in this type of building, and proven rental demand to name a few, has proven to be too high for most. By utilizing a financial incentive to mitigate the risks associated with being a "first-mover", landowners will take the risk to build this needed housing product, which will start the flywheel of construction industry experience turning and further accelerate the pace in which new low-rise affordable rental housing is built in Honolulu.

There is a dam blocking the flow of new affordable rental product to the people of Honolulu. Please vote in support of Bill 1 to break down this barrier and help create more affordable rental housing for the working class people of Oahu, the people who need it most.

Mahalo for your time.

Testimony
Attachment

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**TESTIMONY TO THE HONOLULU CITY COUNCIL
HONOLULU HALE
COUNCIL CHAMBERS
January 27, 2021
9:00 AM**

Honorable Chair Waters, Vice Chair Kiaaina, and members of the Council:

RE: Bill 1 (2021), Relating to Grants Incentivizing the Construction of Affordable Rental Housing.

My name is Beau Nobmann, 2021 President of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii is in **support** of Bill 1, which would provide for a grant for the construction of affordable housing rental units. The City and County of Honolulu, as well as the entire state of Hawaii is facing a major housing crisis. Meaningful, innovative legislation is one of the solutions towards this problem, and Bill 1 could be a good step in the right direction. BIA-Hawaii has long strived to be a part of the solution to this housing issue, and we are hopeful that through the legislative process, we can all be successful in helping Hawaii residents get the housing that they need.

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

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