

Speaker Registration/Testimony

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Name(*) Matt Hom
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Meeting Date (*) 2015-08-20
Council/PH Committee (*) Zoning
Agenda Item (*) Bill 20
Your position on the matter (*) Support
Representing (*) Self
Organization
Do you wish to speak at the hearing? (*) No

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Written Testimony

Dear Chair Anderson and Members of the Committee, I am providing written testimony in support of Bill 20 which would establish accessory dwelling units as a permitted use. I am a recent graduate of UCLA's Urban Planning Masters program where my studies focused on affordable housing development and housing policy. I am originally from Honolulu and am familiar with the unique challenges to developing low income affordable housing in our state and our growing need for low income affordable housing. I believe accessory dwelling units are an effective method of creating low income affordable housing without government subsidies like the low income housing tax credit. Hawaii's affordable housing developers rely on the low income housing tax credit and other government subsidies to finance affordable housing development. However, the number of low income affordable units that may be developed is constrained by the quantity of low income tax credits the State of Hawaii is allocated yearly by the Federal government. This limited and valuable tax credit allocation constrains the amount of low income affordable units that may be developed each year. We cannot accommodate future demand for low income affordable units if we rely only on existing financing tools. Innovative housing policy solutions like accessory dwelling units add to our existing low income affordable

housing development tool kit. Amending the land use ordinance to establish accessory dwelling units as a permitted use will produce an important tool to create the low income affordable housing Honolulu's households need. Thank you for the opportunity to testify on this important issue. Sincerely, Matt Hom Matt.tn.hom@gmail.com (808) 778-6382

**Testimony
Attachment**

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