



*Building Housing, Building Hope*

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July 10, 2017

From: Jean Lilley  
To: Honolulu City Council  
Date: June 12 2017  
Re: Bill 59, Relating to Affordable Housing Incentives

### SUPPORT

Chair Menor, Vice Chair Anderson, and members of the city council. Please accept our testimony in support of this measure. Bill 59 if passed would provide financial support for the creation and maintenance of affordable dwelling units that are provided through compliance with bills and ordinances relating to an Affordable Housing Requirement.

It would also provide for real property tax exemptions that apply exclusively to affordable rental dwelling units. It would also provide a property tax holiday for affordable units while under construction for a period of 3 years or until construction is completed. Finally, it provides fee waivers for wastewater, plan reviews & building permits, and park dedication requirements, for affordable rental housing projects.

We believe the waiving of fees and park dedication requirements will encourage smaller developers and none-profit organizations to build additions affordable units with the monies save for fee payments. We are certain that these incentives will help spur affordable housing production to meet identified needs for the residents of Oahu.

Although there is no doubt that Bill 59 will foster affordable housing development, we also would encourage the council to amend this bill by inserting addition language that would shorten permitting processing times for developers seeking to the incentives outlined in this measure. We are aware that building permits have been unreasonably delayed and have impeded development efforts.

Respectfully,  
Jean Lilley  
Executive Director

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