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November 16, 2016

The Honorable Stacy Crivello, Chair
Housing, Human Services, and Transportation Committee
200 S. High Street
Wailuku, Hawaii 96793

Subject: Amendments to the Residential Workforce Housing Policy... HHT-2

Dear Chair Crivello:

I am President of Catholic Charities Housing Development Corporation ("CCHDC"), a 501(c)(3) non-profit real estate development subsidiary of Catholic Charities Hawaii. Our mission is to develop very low-income rental housing in Hawaii and to provide support services to the needy in our community. We are currently in the process of obtaining financing and approvals for our proposed Kahului Lani low-income senior rental project located at the corner of Kane Street and Vevau Street, targeting renters with incomes at or below 60% of the Area Median Income. The project consists of two buildings with a total of 164 1-bedroom/1-bath rental units, a resident manager's unit and a multi-purpose building. On Oahu, CCHDC is nearing completion of the first 75 units of Meheula Vista, a master planned, 301-unit low-income senior rental project in Mililani Mauka.

We strongly support the draft revision to Chapter 2.96 Residential Workforce Housing Policy which includes the provision for rental projects to generate affordable housing credits.

If the proposed bill is passed it will give non-profit, low-income rental housing developers an increased ability to build direly needed affordable rental housing on an ongoing basis. In addition, if a low-income rental project is able to use funds generated from housing credits as an additional financing source, it helps the project obtain federal and state Low Income Housing Tax Credit ("LIHTC") and Rental Housing Revolving Fund ("RHRF") financing by demonstrating "Local Government Support", a key scoring criterion that the state housing agency, HHFDC, uses in awarding those funds. This greatly enhances the feasibility of building low-income rental housing projects. In our opinion, the proposed bill will provide low-income rental housing developers with a powerful tool to accelerate the development of direly needed affordable housing.

We respectfully request your favorable consideration and passage of the proposed bill.

Very truly yours,


Richard Stack, President