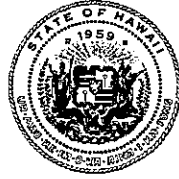


**SB 2908**

LINDA LINGLE  
GOVERNOR  
STATE OF HAWAII



**LATE**

MICAH A. KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

BEN HENDERSON  
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK  
EXECUTIVE ASSISTANT

**STATE OF HAWAII**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

P.O. BOX 1879  
HONOLULU, HAWAII 96805

TESTIMONY OF MICAH A. KANE, CHAIRMAN  
HAWAIIAN HOMES COMMISSION

BEFORE THE SENATE COMMITTEE ON AGRICULTURE AND HAWAIIAN AFFAIRS

ON S. B. 2908  
RELATING TO AFFORDABLE HOUSING

February 7, 2008

Chair Tokuda, Vice Chair English and Members of the Committee:

Thank you for the opportunity to testify on S.B. 2908 relating to Affordable Housing. The purpose of this bill is to appropriate funds to establish a pilot nonprofit developer consultation project program within DHHL to increase nonprofit developers in Hawaii.

The Department of Hawaiian Home Lands (DHHL) supports the intent of this bill as long as its funding does not impact Department funds or the Administration's priorities as reflected in the Executive Supplemental Budget.

The proposed pilot project would complement DHHL's current development strategies. We are interested in finding new ways to provide affordable homes for our beneficiaries. We recognize the contributions of non-profits to our economy and believe they offer a balance to for-profit developers. DHHL would be willing

to engage in a consultation project to gather information, strategies and recommendations from industry experts and community leaders, as well as to identify new and existing non-profits with the capacity to engage in a pilot non-profit developer project, subject to the above mentioned concern.

Thank you for the opportunity to testify on this measure.



# COUNCIL FOR NATIVE HAWAIIAN ADVANCEMENT

1050 Queen Street, Suite 200, Honolulu, Hawaii 96814  
Tel: 808.596.8155/800.709.2642 • Fax: 808.596.8156/800.710.2642  
[www.hawaiiancouncil.org](http://www.hawaiiancouncil.org)

# LATE

**Senator Jill N. Tokuda, Chair**  
**Senator Kalani English, Vice Chair**  
**Committee on Agriculture and Hawaiian Affairs**

**Testimony of Robin Puanani Danner, President & CEO**  
**Council for Native Hawaiian Advancement**

Hearing on Thursday, February 9, 2007, at 2:30 pm, Room 224

**Support for SB 2908, Relating to Consultation to Increase Non Profit Developers in Hawaii**

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Honorable Senator Tokuda and Honorable Senator English, Members of the Committee:

The Council for Native Hawaiian Advancement (CNHA) is a community development nonprofit with a mission of enhancing the well being of Hawaii through the cultural, economic and community development of Native Hawaiians. We achieve our mission through capacity building of community based organizations, training and technical assistance, leadership development and convening our community around topical and important policy issues.

We strongly support this legislation and the adequate appropriation of funds within the Department of Hawaiian Home Lands operating budget to establish a pilot consultation project to convene industry and community leaders around the goal of increasing nonprofit developers serving our homestead communities and beyond.

Most nonprofits fall into one of two categories; 1) Service Providers – for example, social services, operating community programming and/or technical assistance or 2) Developers – for example community development corporations (CDC) that are dedicated to the construction of community facilities and affordable housing projects. Even within the last category of CDC nonprofits, once projects are built, these types of nonprofits may require an element of being a service provider to manage and operate the facilities they construct.

In August of 2007, CNHA convened its 6<sup>th</sup> Annual Native Hawaiian Convention, including a specific Policy Roundtable and Congressional Town Hall. Nearly 1,000 individuals participated over the three-day event, with approximately 200 from around the country and state representing some of the top executives of “community development corporations”. It became clear as these individuals shared best

practices and overviewed their projects, that Hawaii is overly dependent on for-profit developers to meet the needs of our citizens in the areas of affordable housing and economic development. What we learned from industry experts is that nonprofit developers are equally as competent as for-profit developers in constructing multi-million dollar projects, and that because of their nonprofit and community status, these types of developers are able to attract more patient capital, philanthropic capital and are able to make different decisions on profitability and return on investments than typical for-profit, market and stockholder driven developers.

This measure is also in sync with Act 302, the self-determination amendment to the Hawaiian Homes Commission Act, enacted by the Legislature in previous years that supports the capacity of community based organizations to become self sustaining, as well as the state of Hawaii, Department of Hawaiian Home Lands, Native Hawaiian Community Development Plan passed by the Hawaiian Homes Commission in 2007. The opportunities that this measure creates to advance successful affordable housing development models such as Self Help, Transitional Housing and other special needs housing projects is tremendous. Moreover, this measure is a critical step in supporting the expansion of nonprofit developers in the economic development arena to own and operate community facilities that support the quality of life of every day citizens in Hawaii.

We applaud the leadership of the Committee for introducing this measure and we provide our full support of its passage and implementation for the benefit of the homestead communities and the larger statewide community.

**Sovereign Councils  
of the**



**Hawaiian Homelands  
Assembly**

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89-188 Farrington Highway  
Wai'anae, Hawai'i 96792  
Phone & Fax: (808) 696-2955

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**Kamaki A. Kanahale**  
Chair  
O'ahu

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**Rev. N. Tasha Kama**  
Executive Officer  
Maui

Appointed

**G. Pikake Pelekai**  
Executive Director

**Senate Hearing  
February 7, 2008  
2:45 pm – Room 224**

**To: Senate Committee on Agriculture and Hawaiian  
Affairs: Chair, Senator Jill Tokuda,  
V. Chair. Kalani English**

**From: Mike Kahikina, Executive Assistant to the  
Chairman for Government Affairs  
Sovereign Councils of the Hawaiian Homelands  
Assembly (SCHHA)**

**The SCHHA is in Support of SB 2908**

**Initiatives to build needed affordable housing for both the needy and na kupuna have already been initiated by both the County and the State. Such examples have provided for Hawaii a re-review of just “what exactly is affordable” when dealing with the present and blatantly obvious dilemma of thousands of homeless and sign waving, protesting kupuna(s) on fixed incomes demanding Hawaii’s care in the reclining years of their lives).**

**In the Hawaiian Home Lands system, hundreds more have moved back home with parents and grandparents because even with leases in hand, monthly mortgage payments averaging \$1,500.00 to \$2,100.00 and called “affordable” is still impossible to do.**

**We seek your support for SB 2908 so that a new and /or alternative directive may be on the table as an option that we in SCHHA do support whole-heartedly.**

ATTN: Senate Committee on Agriculture and Hawaiian Affairs

Dear Senator Tokuda and Senator English,

Please pass SB 2908 to begin work on how nonprofit developers can be increased in our state to help address affordable housing and economic development. Nonprofit developers are needed to address these critical issues, and as nonprofit community organizations, they are able to make different decisions that benefit the public more so than a privately owned developer.

So many members of my extended family and others in my neighborhood are struggling with overcrowded living conditions because of the lack of affordable housing. In many other areas of this nation, people have benefitted from affordable housing built by nonprofit developers. We desperately need to pass this bill! The invisible homelessness local people suffer from is also the root of many other problems. We have much to gain as a society by addressing this issue!

Me ka ha'aha'a,  
KipuKai

KipuKai Kualii  
4210 Rice St #A2  
Lihu'e, HI 96766

[kipukai.kualii@gmail.com](mailto:kipukai.kualii@gmail.com)

H: (808) 212-9192  
C: (808) 652-3684

**testimony**

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**From:** Joseph Carrillo [jcarrillo77@yahoo.com]  
**Sent:** Tuesday, February 05, 2008 3:33 PM  
**To:** testimony  
**Subject:** SB 2908 / Attn: Senate Committee on Ag & Hwn Affairs

ATTN: Senate Committee on Agriculture and Hawaiian Affairs

Dear Senator Tokuda and Senator English,

Please pass SB 2908 to begin work on how nonprofit developers can be increased in our state to help address affordable housing and economic development. Nonprofit developers are needed to address these critical issues, and as nonprofit community organizations, they are able to make different decisions that benefit the public more so than a privately owned developer.

So many members of my partner's extended family and others in our island community are struggling with overcrowded living conditions because of the lack of affordable housing. In many other areas of this nation, people have benefitted from affordable housing built by nonprofit developers. We desperately need to pass this bill! The invisible homelessness local people suffer from is also the root of many other problems. We have much to gain as a society by addressing this issue!

Mahalo,

Joseph P. Carrillo  
4210 Rice St #A2  
Lihu'e, HI 96766  
jcarrillo77@yahoo.com  
(808) 212-9192

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