

TESTIMONY
SB 2408



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAOKO
KALAELOA

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STATEMENT OF

ANTHONY J. H. CHING, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

WATER, LAND, AGRICULTURE, AND HAWAIIAN AFFAIRS COMMITTEE

Wednesday, February 3, 2010

3:00 P.M.

State Capitol, Conference Room 229

S.B. 2408 - RELATING TO HOUSING DEVELOPMENT.

Purpose: The purpose of this Act is to amend Chapter 206E-4, Hawaii Revised Statutes, which establishes the powers of the Hawaii Community Development Authority ("HCDA").

In particular, Paragraph 18 of Section 4 would be amended to allow the provision of reserved housing required of a development project to be satisfied by the "substitution" of reserved housing at a location other than the development project.

In cases where the "substitute" reserved housing is provided beyond the geographic boundaries of HCDA's community development districts, such "substitute" reserved housing shall be located on lands controlled by the Department of Hawaiian Home Lands ("DHHL").

Position: The HCDA opposes the passage of this proposal in its current form.

While the intent of the Act is laudable in that the development of "substitute" reserved housing units on lands controlled by the DHHL would enhance that department's efforts to provide housing to its beneficiaries, the primary role of the HCDA reserved housing program is to ease the shortage of affordable housing in the Kakaako Community Development District (KCDD).

My interpretation of the proposal is that any (therefore all) of the reserved housing requirements imposed by the Authority upon a developer in the KCDD would be met thru the construction of or causing to be constructed such reserved housing units at a DHHL project site selected by that department. As the DHHL does not control any lands within the KCDD, the practical effects of the proposal would be to shift these units outside of the geographical boundaries of the community development district and frustrate the primary intent of the program.

However given the importance of producing affordable housing for this specific beneficiary group, consideration should instead be given to amending the proposal to specify that a percentage of no more than one-third of a developers reserved housing obligation shall be “substituted” as sites requested by the DHHL with preference being given to projects located within the urban core of Honolulu. In this manner both the needs of the KCDD and the DHHL might be met.

Thank you for the opportunity to offer testimony on this proposal.



SB2408

RELATING TO HOUSING DEVELOPMENT

Senate Committee on Water, Land, Agriculture, and Hawaiian
Affairs

February 3, 2010
229

3:00 pm

Room

The Office of Hawaiian Affairs supports SB 2408.

The growing affordable housing problem is one of the most critical issues faced by our communities, especially our Native Hawaiian communities. This issue seems to have many of our families struggling to find adequate housing near their place of employment in the urban cores in order to make ends meet.

We all recognize housing is the highest cost item for our families and more need to be done to address the affordable housing issue or our families will continue to move down the economic and social ladder.

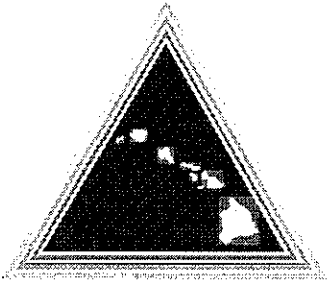
We recognize that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework. This amendment to the criteria for approval by the Hawaii Community Development Authority of substitute reserved housing projects to be constructed within and outside of the geographic boundaries of the authority's jurisdiction which includes housing units to be located on lands controlled by the Department of Hawaiian Home Lands may meet some of the housing needs for some of our beneficiaries.

We advocate for commitment to reestablishing the relationship between the art of building and the making of community, through citizen-based participatory planning and design in urban cores.

Mahalo nui loa for the opportunity to provide this testimony.

February 3, 2009

Sovereign Councils
of the



Hawaiian Homelands
Assembly

89-188 Farrington Highway
Wai'anae, Hawai'i 96792
Phone & Fax: (808) 668-0441

Kamaki Kanahale
Chair
O'ahu

Leah K. Pereira
Vice-Chair
Kaua'i

M. Kammy Purdy
Secretary
Moloka'i

M. Kanani Kapuniai
Treasurer
Hawai'i

Richard Soo
Executive Director

To: **Senator Clayton Hee, Chair**
Senator Jill N. Tokuda, Vice Chair & Members of the
Committee on Water, Land, Agriculture & Hawaiian Affairs

From: **Kali Watson, Chairman**
Statewide Economic Development Committee
Michael Kahikina, Chairman
Legislative Committee
SCHHA
Honolulu, Hawaii 96792

Re: **Hearing on SB 2408 Relating to Housing Development**
February 3, 2010 at 3:00pm
Conference Room 229, State Capitol

TESTIMONY IN SUPPORT

Dear Chair Hee, Vice Chair Tokuda and Members:

Thank you for the opportunity to provide testimony in support of SB 2408-relating to Housing Development. This bill permits landowners and developers on HCDA lands the option of satisfying or substituting their affordable or "reserved" housing requirements on DHHL lands. They would still yet retain the option of building said housing within the geographic boundaries of HCDA's jurisdiction. By permitting this additional option, this may stimulate the State's construction industry. Being one of the largest and major developers right now in the State, DHHL, or a developer acting on its behalf, could easily facilitate, subsidize or capitalize a project using the HCDA option.

Besides DHHL, the Homestead Associations have taken on development initiative in affordable housing. In particular, the Nanakuli Hawaiian Homestead Community Association is developing a 48 unit Hale Makana O Nanakuli affordable rental housing project geared to serving low-income families in the 30% to 40% area medium income levels. This will help with the homeless population on the leeward coast. The Waianae Kai Homestead Community Association is doing a combination Photo voltaic farm with a kupuna housing and community center. The Papakolea Kewalo Kalawahine Associations are contemplating a kupuna housing and wellness center project on the slopes of Punchbowl. The HCDA option makes these projects more viable.

The Sovereign Councils of the Hawaiian Homelands Assembly, formerly the State Council of Hawaiian Homestead Associations was founded more than 20 years ago to unite homestead communities and to advocate for the beneficiaries of the Hawaiian Homes Commission Act of 1921. The SCHHA is the oldest statewide advocacy organization representing the interests of more than 30,000 beneficiaries and families residing in the communities of the Hawaiian Home Land Trust. Its mission is to promote the self determination of native Hawaiians and the well being of homestead communities. I urge you to please pass this measure, SB 2408.

Sincerely,

A handwritten signature in black ink that reads "Kali Watson". The signature is written in a cursive, flowing style.

Kali Watson
Chairman of Economic Development

TESTIMONY
SB 2408
(END)