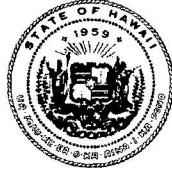


NEIL ABERCROMBIE
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

**HOUSE COMMITTEE ON WATER, LAND & OCEAN RESOURCES
HOUSE COMMITTEE ON HOUSING**

February 9, 2011 at 10:45 a.m.
Room 325, State Capitol

In consideration of
H.B. 1250
RELATING TO HOUSING.

Chairs Chang and Cabanilla, Vice Chairs Har and Chong, and Members of the
Committees on Water, Land & Ocean Resources and Housing,

The HHFDC **opposes** H.B. 1250. The HHFDC is concerned that the bill as drafted is
vague, and the specific findings required to be included in the report requested in this
bill is overly burdensome, given the timeframe provided.

We also note that the HHFDC's predecessor, the Housing and Community
Development Corporation of Hawaii, has already provided the 2006 Joint Legislative
Housing and Homeless Task Force with this information with respect to State-owned
lands. A copy of that information is attached to this testimony for the Committees'
information. The HHFDC routinely searches for and evaluates the suitability of
properties for affordable housing development, particularly parcels located in Urban
districts statewide. As a part of this land search, HHFDC obtains information such as
size, current use, surrounding uses, zoning/land use, assessed value, and flood hazard
status. HHFDC staff also contacts landowners, whether public or private, to inquire
about their plans for the property, and to acquaint them with HHFDC's financing and
development incentives for affordable housing development.

Finally, we oppose Section 3 of this bill, which appropriates unspecified amounts out of
the Rental Housing Trust Fund and the Dwelling Unit Revolving Fund to conduct the
inventory. Pursuant to section 201H-202(d), Hawaii Revised Statutes, the Rental
Housing Trust Fund may only be used "to provide loans or grants for the development,

pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units."

Additionally, the Rental Housing Trust Fund is already oversubscribed with eligible rental housing projects. The Dwelling Unit Revolving Fund is also nearly fully committed with existing projects, and does not have a sufficient balance of uncommitted funds to undertake the inventory survey requested by H.B. 1250.

Thank you for the opportunity to testify.

APPENDIX F

Analysis of DLNR Sites - Various Islands

Island of OAHU - Aiea-Halawa

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(1) 9-9-53:66	Kaimakani Street Ext.	22,679 Sq.Ft.	Urban / R-5	Vacant- Utility line corridor	Single Family Dwellings	Y	N	Single Family Dwelling	Y
(1)9-9-019: 002	Chester Way	3.14 Ac.	Urban / CZC: P-1, P-2, R-3; LUO: R-3, R-10	Vacant- Steep slope	Single Family Dwellings	Y	N	N/A	Y

Island of OAHU- Aiea

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(1)9-9-044: 020	Upapalu Street	11,460 Sq.Ft.	Urban / CZC: R-6 LUO: R-5	Vacant	HECO Sub-Station; Single Family Dwellings	Y	Probable	Single Family Dwelling	Y
(1) 9-9-044: 024	Kamehameha Highway	6,840 Sq. Ft.	Urban / CZC: R-6 LUO: R-5	Vacant	HECO Sub-Station; Single Family Dwellings	Y	Probable	Single Family Dwelling	Y
(1)9-9-072: 45	99-820 Iwaiwa Street	1.47 Ac.	Urban / CZC: R-6 LUO: R-5	Vacant - Steep slope	C&C Park. Single Family Dwellings, Industrial	Y	N	N/A	N

Island of OAHU- Kakaako-Makiki

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(1)2-1-51: 09	525 Keawe Street	3.42 Ac.	Urban / State-HCDCH	Parking Lot, SOH Storage, Satellite Station	Industrial, Various business, Elderly, Condominiums, Etc.	Y	Y	High-Rise Small Family Affordable Rental Project	N(?)
(1)2-4-32: 02	Auwailimu Drive	30,045 Sq. Ft.	Urban / CZC: R-6 LUO: R-5	Vacant - Stream Lot	Papakolea Housing. Roosevelt H.S., Stevenson MS., Single Family Dwellings, Condominiums	Y	N	N/A	Y

Island of OAHU - McCully-Kaimuki-St. Louis Hts.

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y/N	Developable Y / N	Type of Housing Development	Ceded Land
(1)2-3-34: 01	612 McCully Street	7,895 Sq.Ft.	Urban / CZC: A-2 LUO: A-2	American Legion Club House & Ala Wal Cannel Promenade	Shopping Centers, Hotels, Apartments, Condominiums	Y	N	N/A	N
(1)3-2-36: 10	Koko Head Avenue	5,500 Sq Ft.	Urban / CZC: P1 LUO: P-2	Vacant - Pu'u O Kaimuki Mini Park	Fire Station, Single Family Dwellings	Y	Probable	Single Family Dwelling	?
(1)3-3-56: 02	Dole Street	107.72 Ac.	Conservation/Urban	Majority is vacant: BOWS Reservoirs	U of H, Single Family Dwellings	Y	N	N/A	Y

Island of OAHU- Kuliouou

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(1)3-8-04: 01	May Way	2.12 Ac.	Conservation / CZC: P-1, R-6 LUO: P-1, R-5	Vacant - Ridge	Single Family Dwellings, Condominiums	Y	N	N/A	Y
(1)3-8-04: 54	Makaniolu Place	8,723 Sq.Ft.	Urban / CZC: R-6 LUO: R-5	Vacant - Sloped Lot	Single Family Dwellings, Condominiums	V (Thru Maunaloa Avenue)	Probable	Single Family Dwelling	Y
(1)3-8-04:56	Maunaloa Avenue	8,135 Sq.Ft.	Urban / CZC: R-6 LUO: R-5	Leased by DLNR Single Family quonset hut home.	Single Family Dwellings, Condominiums	Y	Probable	Single Family Dwelling	Y
(1)3-8-04:57	Maunaloa Avenue	7,875 Sq Ft.	Urban / CZC: R-6 LUO: R-5	Vacant - Sloped Lot	Single Family Dwellings, Condominiums	Y	Probable	Single Family Dwelling	Y

Island of OAHU - Kalihi

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable YIN	Type of Housing Development	Ceded Land
(1) 1-6-008: 051	Sing Loy Lane	4,164 Sq.Ft.	Urban/CZC: R-6 LUO: R-5	Vacant	Single Family, Commercial, School	Y	Y	Single Family	N
(1) 1-6-024: 038	Kapalama Avenue	8,284 Sq.Ft.	Urban/CZC: R-6 LUO: B-2 Comm. Bus.	Parking Lot for Kalihi-Palama Library.	Kalihi YMCA, Bishop Museum, Farrington H.S.	Y	N	N/A	N
(1) 1-7-041: 002	1741 Lanakila Avenue	12,558 Sq.Ft.	Urban / CZC: R-7 LUO: R-3.5	Vacant	Single Family	Y	Y	Single Family - Possibly two units.	Y

Island of OAHU- Kapalama-Kalihi

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable YIN	Type of Housing Development	Ceded Land
(1)1-2-21: 21	Sand Island Road	20,735 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 35	Sand Island Access Rd.	15,281 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 36	Sand Island Access Rd.	1.42 Ac.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1) 1-2-21: 37	Sand Island Access Rd.	26,100 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 38	Sand Island Access Rd.	6,750 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y

Island of OAHU - Kapalama-Kalihi

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(1)1-2-21: 39	Sand Island Access Rd.	11,610 Sq.Ft.	Urban / CZC: -2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 40	Sand Island Access Rd.	1.10 Ac.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21:41	Sand Island Access Rd.	1.74 Ac.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 42	Sand Island Access Rd.	42,000 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 43	Sand Island Access Rd.	15,100 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 44	Sand Island Access Rd.	11,353 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21: 45	Sand Island Access Rd.	4.50 Ac.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1)1-2-21:46	Sand Island Access Rd.	2,037 Sq.Ft.	Urban / CZC: 1-2 Heavy Industrial; LUO: 1-2 Intensive Industrial	DLNR Lease - Industrial	Industrial	Y	N	N/A	Y
(1) 1-3-15: 72	Gertz Lane	16,480 Sq.Ft.	Urban / CZC: R-7 LUO: R3.5	Vacant - Stream Lot	Single Family, Kuhio Park Terrace Project	Y	N	N/A	Y

Island of OAHU - Nuuanu Valley

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(1) 1-8-007: 050	010 Niolopa Place	7,158 Sq.Ft.	Urban/ CZC: R-3 LUO: R-10	HECO Electrical Transformer Vault	Residential	Y	N	N/A	N
(1) 1-9-010: 009	Ala Kimo Drive	22,095 Sq. Ft.	Urban / CZC: R-3 LUO: R-10	Vacant - Landlocked	Residential	N	N	N/A	N
(1) 1-9-008: 039	Old Pali Road	12,000 Sq.Ft.	Urban / CZC: R-3 LUO: R-10	Vacant - Steep slope	Residential	Y	N	N/A	N

Island of MAUI

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(2) 4-5-028: 070	610 Lokia Place Lahaina	1.59 Ac.	Not listed / R-3	DLNR Rev. Permit - Farming	Single Family Dwellings	Y	Y	Multi-Family (w/addition of some Leialii lands)	Y
(2) 4-4-001: 026	3560 Honoapiilani Rd. Honokowai	39,204 Sq.Ft.	Not listed / R-3	Vacant Lot - Remnant from construction of Honokowai Kauhale Rental Project.	Single Family, Hotels, Condominiums, Businesses	Y	Y	Small commercial complex.	Y
(2)4-4-001: 094	Honokowai	7,405 Sq.Ft.	Not listed / R-3	Sewer Pump Station	Single Family Hotels, Condominiums, Businesses	Y	N	N/A	Y

Island of KAUAI - Hanapepe

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(4)1-8-007:014	Hanapepe Road	21,551 Sq.Ft.	Urban / R-4	Vacant	Commercial	Y	N	N/A	Y
(4)1-8-007: 015	Hanapepe Road	16,807 Sq.Ft.	Urban / R-4	Vacant	Commercial	Y	N	N/A	Y
(4) 1-8-008: 049	Hanapepe Road	8,148 Sq.Ft.	Urban 'C-N	Vacant	Single Family / Commercial	Y	Probable	Single Family, Commercial	Y
(4)1-8-008: 052	Hanapepe Road	1.17 Ac.	Urban / C-G	Vacant	Single Family / Commercial	Y	Y	Single Family, Commercial	Y
(4)1-9-010: 003	4460 Puolo Road	16,792 Sq.Ft.	Urban / Not listed	Vacant	Single Family, Commercial, Hanapepe Stadium	Y	Y	Single Family	Y

Island of KAUAI Wailua-Kapaa

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(4)4-1-011: 016	357 Kaulana Road	22,749 Sq.Ft.	Urban/ R-6	Vacant	Single Family	Y	Y	Single Family	Y
(4)4-1-011:018	360 Kaulana Road	1.03 Ac.	Urban / R-6	Vacant	Single Family	Y	N	N/A	Y
(4)4-1-011: 020	5330 Haleliio Road	38,500 Sq.Ft.	Urban / R-6	Vacant	Single Family	Y	Y	Single Family	Y
(4) 4-1-012: 008	5244 Haleliio Road	33,606 Sq.Ft.	Urban / R-6	Vacant	Single Family	N	N	N/A	Y
(4) 4-5-008: 033	1316-A Inia Street	8,050 Sq.Ft.	Urban / Not listed	Occupied - Single Family Dwelling	Single Family, Commercial	Y	Y	Single Family, Commercial	Y
* (4) 4-5-8: 4	1298 Inia Street	17,514 Sq.Ft.	Urban / Not listed Urban / Not listed	DLNR Rev. Permit - Vacant	Single Family, Commercial	Y	N	Single Family, Commercial	Y
* (4) 4-5-8: 7	1310-A Inia Street	9,975 Sq.Ft.		DLNR FP - Single Family Dwelling	Single Family, Commercial	Y	N	N/P	Y
* Two lots mentioned in report prepared by Kevin Funasaki. CMS 1.									

Island of KAUAI- Poipu

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
(4) 2-8-022: 005	Off Poipu Road	22,913 Sq.Ft	Urban / Not listed	Road Access	Well Weli Houselots	Y	N	N/A	Y

Island of HAWAII - Downtown Hilo

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-2-3-020:002	Laimana Street	6.76 Ac.	0 / RS-7.5	Veterans Cemetery #2	Cemetery Residential	Y	N		N
3-2-4-001:121	Kumukoa Street	39.46 Ac.	0/ RS-10	Vacant Overgrown	Residential Drainage Canal	Limited	Possible		Y
3-2-4-001:124	Off Mohouli Street	2.33 Ac.	0/ RS-10	Vacant Overgrown	Residential Drainage Canal	Y	Y		Y
3-2-4-001:158	Komohana Street	12.67 Ac.	0 / RS-10	Vacant Overgrown	Residential Mohouli Park	Y	Y		Y
3-2-4-056:014	600 W. Lanikaula Street	15.54 Ac.	0/ RS-7.5	Easement	Church National Guard	Y	N		Y
3-2-2-050:067	Kawili Street	22,814 S.F.	0 / RS-10	Vacant	Residential commercial	Y	Y		Y

Island of HAWAII - Hilo Airport

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-2-1-017:057	Ntene & Lokoaka Streets	3.01 Ac.	0 / RS-15	Vacant - Flood Prone Overgrown Heavy Brush	Makai Residential Mauka - Vacant	Y	Possible		Y

Island of HAWAII – Hilo

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-2-4-012:009	Off Kawaiiani Street	14.37 Ac.	0 / RS-15	Vacant Heavy Brush & Trees	Residential	Need Entry with Below	Y		Y
3-2-4-012:010	Off Kawaiiani Street	3.99 Ac.	0 / RS-15	Vacant Heavy Brush & Trees	Residential	Y	Y		Y
3-2-4-041:003	1479 Komohana Street	15,190 Sq.Ft.	0 / RS-15	Vacant Rocky	Residential	N Sloped	N		Y
3-2-4-026:045	Maunakai Street	10,600 Sq.Ft.	0 / RS-15	Vacant Overgrown Trees	Residential	Y	N		Y
3-2-4-051:001	Kaunaloa & Haihai St.	35.7 Ac.	0 / RS-15	Pasture	Residential	Y with Below	Y		Y
3-2-4-051:094	Laula Street	10,125 Sq.Ft.	0 / RS-15	Vacant	Residential Pasture	Y	Y		Y
3-2-4-051:107	Haihai Street	10,014 Sq.Ft.	0 / RS-15	Pasture	Residential Pasture	Y	Y		Y
3-2-4-051:108	Haihai Street	10,100 Sq.Ft.	0 / RS-15	Pasture	Residential Pasture	Y	Y		Y

Island of HAWAII - West Hilo

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-2-3-027:004	Waiuanue Avenue	1.89 Ac.	0 / RS-15	Vacant Heavy Brush	Residential / Church	Y	Y		Y
3-2-3-031:006	Waiuanue Avenue	16,939 Sq.Ft.	0 / RS-10	Vacant Large Trees	Drainage Ditch	Limited	N		V
3-2-5-005:089	Pamoho Road	34,500 Sq.Ft.	0 / RS-10	Vacant	Residential / HELCO New Development	Limited Unpaved Trail	N		Y

Island of HAWAII – Pahoa

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-1-5-007:024	'Apa'a Road	2.46 Ac.	0 / RS-10	Appears Vacant Possible Agriculture	Residential / Agriculture	Limited 'Apa'a Road Not Continuous	Possible		Y

Island of HAWAII – Mountain View

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-1-7-010:003	Old Volcano Road	41,818 Sq. Ft.	0 / RS-20	Vacant Heavy Brush	Residential / Agriculture	Y Thru Gravel Road	Possible		Y
3-1-7-010:005	Old Volcano Road	33,541 Sq. Ft.	0 / RS-20	Vacant Flood Area Below	Residential Above Sloped Lot – Ag Below	Y One Lane Down Enos Road	Possible		Y
3-1-7-011:016	Volcano Road	20,150 Sq. Ft.	0 / RS-20	Vacant Heavy Brush	Residential Below Street Level	Y	Possible		Y
3-1-8-068:009	Volcano Road	13,575 Sq. Ft.	0 / RS-20	Vacant	Cemetery – Residential	Y	No – Sloped		Y

Island of HAWAII - Puako

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-6-9-004:001	69-1782 Puako Road	18,503 Sq. Ft.	0 / RS-10	Address Lot has House Vacant Lot	Residential/Beachfront Residential/Beachfront	Y Y	N Y	Single Family or Duplex	Y

Island of HAWAII - Waimea

TMK	Location	Lot Size	Land Use/Zoning	Current Use	Surroundings Use	Accessible Y / N	Developable Y / N	Type of Housing Development	Ceded Land
3-6-5-012:031	Kawaihae Road	12,165 Sq. Ft.	0 / RS-10	Gulch	Residential / Pasture Flood Zone	Limited Along Drainage Canal	N		Unknown
3-6-6-001:005	Kawaihae Road	2.13 Ac.	0 / RS-10	Pasture High End Subdivision	Residential / Pasture Sandalwood at Waimea	Y	Possible		Y
3-6-6-001:011	Kawaihae Road	2.33 Ac.	0 / RS-10	Pasture High End Subdivision	Residential / Pasture Sandalwood at Waimea	Y	Possible		Y
3-6-6-004:021	Alaneo Street	10,779 Sq. Ft.	0 / RS-10	Vacant Corner Lot	Residential	Y	Y	Single Family Dwelling Needs Septic Tank	Y
3-6-6-006:002	Kawaihae Road	1.10 Ac.	0 / RS-10	Lanikepu Gulch		N	N		Y
3-6-6-006:003	Off Kawaihae Road	1.0 Ac.	0 / RS-10	Pasture	Residential Possible Flood Area	Thru Gulch -6.002	Possible		Y
3-6-6-006:004	Off Kawaihae Road	1.0 Ac.	0 / RS-10	Pasture	Residential Possible Flood Area	Thru Gulch -6.002	Possible		Y