



STATE OF HAWAII

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IN REPLY REFER TO:

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

HOUSE COMMITTEE ON HOUSING

January 28, 2013 at 8:45 a.m.
State Capitol, Room 329

In consideration of
H.B. 560
RELATING TO AFFORDABLE HOUSING URBAN GARDENING.

The HHFDC **has strong concerns with** H.B. 560.

This bill authorizes HHFDC to issue "development credits" to housing projects that incorporate urban gardening programs. The term "development credits" is not defined and, therefore, we do not know how these credits would be used. For instance, the Department of Planning and Permitting utilizes an "affordable housing credit" system to ascertain whether a developer effectively satisfies the affordable housing requirement for a housing project. A 2-bedroom, 1.5 bath unit is the base unit and is equal to 1 credit. Housing types which are larger or smaller than the base unit receive more or fewer credits. Excess credits may be transferred to another housing project. If the bill intends for "development credits" to be utilized in this manner, we believe such authority should be granted to the counties rather than to HHFDC.

However, if the "development credits" are intended to be used as a scoring mechanism in the evaluation of housing proposals, then this bill is not necessary. Under HHFDC's State Assisted Land and Housing Development Program, consideration is given to any special features or amenities provided in the housing project. While we believe an urban garden would enhance a housing project, it is secondary to the quantity, quality and affordability of the housing units.

For these reasons, we respectfully request that this bill be ***deferred***.

Thank you for the opportunity to testify.



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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STATEMENT OF

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

BEFORE THE

HOUSE COMMITTEE ON HOUSING

January 28, 2013

8:45 A.M.

State Capitol, Conference Room 326

in consideration of

H.B. 560 – Relating to Affordable Housing Urban Gardening.

Purpose: Authorizes the Hawaii Housing Finance and Development Corporation (HHFDC) and the Hawaii Community Development Authority (HCDA) to develop programs to issue development credits to projects that incorporate urban gardening programs.

Position: While supporting the intent of this measure, I provide the following comments. However, it should be noted that this testimony reflects only my viewpoint as the Authority has not yet had an opportunity to review and act as a group on this measure.

On page 2, line 13, there is a reference to “the corporation” when I believe the proper reference should be to “the authority”.

The term “development credits” is very broad and requires clarification. More guidance needs to be given as to how the HCDA might incentivize these types of programs.

Currently, the administrative rules governing both the Kakaako (§15-217-59 HAR) and Kalaeloa (§15-215-48 HAR) Community Development Districts contain a section providing standards for Green Building. This section of rule

Testimony reflects the view and position of the Executive Director and not that of the Authority.

seeks to produce “responsible development pattern that conserves natural resources and provides a healthy environment for inhabitants”. This section applies to all new buildings and additions and renovations of existing buildings that increase the floor area by 25% or more.

It is my belief that this existing standard and rule for new developments within community development districts that are administered by the HCDA adequately promote green building standards that include techniques such as urban gardening. This is accomplished by requiring that the developer document the achievement of at least one LEED [(Leadership in Energy and Environmental Design) a green building rating system developed by the U.S. Green Building Council that provides a suite of standards for the environmentally sustainable design, construction and operation of buildings and neighborhoods] point in:

- Sustainable sites, heat island effect, non-roof, or roof;
- Water efficiency, water efficient landscaping; and
- Sustainable sites, stormwater design or quantity control.

Developers can utilize roof top urban gardens and gardening activities to achieve LEED points in reducing the heat island effect/non-roof; water efficient landscaping and sustainable site design. HCDA staff currently make this recommendation to developers when reviewing development permit applications. It is my belief that instead of providing a development credit for affordable housing projects, HCDA rules establish a development standard that promotes environmentally green activities such as urban gardening for all development (whether affordable or for market). Accordingly, it is not necessary to develop a development credit program such as is proposed by H.B. 560.

Thank you for the opportunity to provide comments on this legislative proposal.