

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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MAYOR



GEORGE I. ATTA
FAICP, LEED AP, CEI
DIRECTOR DESIGNATE

JIRO A. SUMADA
DEPUTY DIRECTOR

March 18, 2013

The Honorable Cindy Evans, Chair
and Members of the Committee on Water and Land
State House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Evans and Members:

Subject: Senate Bill No. 305 SD1
Relating to Development of Public Housing

The Department of Planning and Permitting **supports** Senate Bill No. 305 S.D. 1, which would authorize the Hawaii Public Housing Authority (HPHA) to develop public housing projects, which can include commercial and industrial uses.

We support the redevelopment of underutilized lands, especially in our rapid transit corridor, including public housing lands. We need to emphasize compact, mixed use development. This leads to healthier lifestyles, reduced infrastructure maintenance costs and less dependence on the private car. Redevelopment of existing public housing lands could include employment opportunities, convenient shopping and services close to transit stations, meeting multiple public policy objectives. Our estimate is that more than half of current HPHA tenants live within a half-mile of our transit corridor. Thus, this bill could play a significant role in not only increasing the supply (and upgrade) of public housing, but also in creating more meaningful, affordable lifestyles for tenants. When planning for lower-income families, it is the combined household cost of housing and transportation that must be taken into account; providing public housing close to job centers and transit systems is vital.

As you may be aware, under Chapter 201 HRS, the City can exempt public housing projects from various development requirements. Such exemptions can further reduce development cost and time spent in the permit processing and meeting various regulatory standards.

The Honorable Cindy Evans, Chair
and Members of the Committee on Water and Land
State House of Representatives
Re: Senate Bill No. 305 S.D. 1
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Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in cursive script that reads "George I. Atta".

George I. Atta, FAICP, LEED AP, CEI
Director Designate
Department of Planning and Permitting

GIA:jmf
Sb305sd1-DevPubHsg-k



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March 18, 2013

COMMITTEE ON WATER & LAND

Rep. Cindy Evans, Chair

Rep. Nicole Lowen, Vice Chair

SB 305, SD1

RELATING TO DEVELOPMENT OF PUBLIC HOUSING

Committee Chair and members;

Hawaii's Thousand Friends, a statewide non-profit land and water advocacy organization, opposes the inclusion of land within the State conservation district for development of commercial and industrial uses in connection with the development of public housing.

Development of valuable resource lands for high density commercial and industrial uses is counter to the State Constitution Article XI Section 1 "For the benefit of present and future generations, the State and its political subdivisions all conserve and protect Hawaii's natural beauty and all natural resources, including land, water, air, minerals and energy sources, and shall promote the development and utilization of these resources in a manner consistent with their conservation and in furtherance of the self-sufficiency of the State."

In addition, including intense commercial and industrial development on conservation lands goes against the legislature's own findings in HRS Chapter 183C-1 "The legislature finds that lands within the state land use conservation district contain important natural resources essential to the preservation of the State's fragile natural ecosystems and the sustainability of the State's water supply. It is therefore the intent of the legislature to conserve, protect, and preserve the important natural resources of the state through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare."

Lands within the State's conservation district are the islands watershed and coastal lands, contain archaeological sites and provide habitat for Hawaii's finite flora and fauna and must not be exploited for intense urban development.

Hawaii's Thousand Friend's recommends that any reference to commercial and industrial development on conservation lands be deleted from SB 305, SD1.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

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**Testimony of
WILLIAM J. AILA, JR.
Chairperson**

**Before the House Committee on
WATER & LAND**

**Monday, March 18, 2013
8:35 AM
State Capitol, Conference Room 225**

**In consideration of
SENATE BILL 305, SENATE DRAFT 1
RELATING TO DEVELOPMENT OF PUBLIC HOUSING**

Senate Bill 305, Senate Draft 1 proposes to facilitate the development of public housing projects in the agricultural and conservation state land use districts. **While the Department of Land and Natural Resources (Department) appreciates the actions of the Legislature to facilitate the development of public housing, the Department nonetheless has concerns with this measure in its current form.**

The regulation of conservation district land is administered by the Board of Land and Natural under Chapter 183C, Hawaii Revised Statutes (HRS) and Title 13-5, Hawaii Administrative Rules. We would like to note that multi-family residential development is generally inconsistent with the purpose of the conservation district. Under findings and purpose, Section 183C-1, HRS,:

“The legislature finds that lands within the state land use conservation district contain important natural resources essential to the preservation of the State’s fragile natural ecosystems and the sustainability of the State’s water supply. It is therefore the intent of the legislature to conserve, protect, and preserve the important natural resources of the state through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare.”

While public housing projects are not expressively prohibited in the conservation district we feel that it would be very challenging to justify high density developments like public housing in our most important natural areas. As such, the Department respectfully asks to amend this measure to eliminate any reference to conservation district lands. Another option would be to re-classify

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

conservation lands to a land use district in which public housing projects would be appropriate.
Thank you for the opportunity to comment on this measure.