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From: Windward Ahupua`a Alliance [info@waa-hawaii.org]
Sent: Sunday, March 17, 2013 8:52 PM
To: waltestimony
Subject: SB 305 SD1 - RELATING TO DEVELOPMENT OF PUBLIC HOUSING

Submitted By:

Shannon Wood, *President*
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COMMITTEE ON WATER & LAND

Representative Cindy Evans, Chair
Representative Nicole E. Lowen, Vice Chair

8:30 am
Monday, March 18, 2013
Conference Room 325

SB 305 SD1 - RELATING TO DEVELOPMENT OF PUBLIC HOUSING

Comments

Authorizes the Hawaii public housing authority to develop public housing projects. Authorizes the Hawaii public housing authority to develop commercial and industrial properties in connection with the development of public housing dwelling units. Effective 07/01/2050. (SD1)

The *Windward Ahupua`a Alliance*, a 501c3 Hawai`i non-profit corporation established in July, 2002, has been actively involved in a wide variety of social justice issues over the years - including public-private partnerships in building and maintaining a wide variety of multi-family rental housing options for folks who are on limited incomes.

However, I am concerned that this particular legislation will be identified by people opposed to public/private partnerships in (re)developing public land even for affordable housing. There are similar (re)development bills introduced this **Session** in both the *House* & the *Senate* which have created a firestorm of incredibly hostile opposition with many of the opponents stating that these bills are just another version of the *Public Land Development Corporation* under a different name.

Therefore, I urge that you seriously consider adding language to this bill which will address the issues which were raised about county & state zoning and land use issues & concerns.

Another suggestion is that, perhaps once the numerous bills establishing special funds and/or development options are ready to go into conference committee discussions, the legislative proposals might be combined into a master decision-making authority in order to keep administrative costs under control.

Mahalo for the opportunity to present our ideas.

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GCA of Hawaii

GENERAL CONTRACTORS ASSOCIATION OF HAWAII

Quality People. Quality Projects.

Uploaded via Capitol Website

March 18, 2013

TO: HONORABLE CINDY EVANS, CHAIR, HONORABLE NICOLE LOWEN,
VICE CHAIR AND MEMBERS OF THE HOUSE COMMITTEE ON WATER
AND LAND

SUBJECT: **Support of S.B. 305, SD1, Relating to Development of Public Housing.**
Authorizes the Hawaii public housing authority to develop public housing
projects. Authorizes the Hawaii public housing authority to develop commercial
and industrial properties in connection with the development of public housing
dwelling units. Effective 07/01/2050. (SD1)

Hearing

DATE: Monday, March 18, 2013
TIME: 8:35 a.m.
PLACE: Conference Room 325

Dear Chair Evans, Vice Chair Lowen and Members of the Committee:

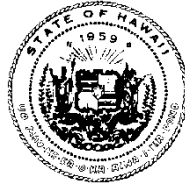
The General Contractors Association (GCA) is an organization comprised of over six hundred (600) general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. The GCA's mission is to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest.

GCA is in support of S.B. 305, SD1, Relating to Development of Public Housing, which proposes to amend Section 356D-11 to allow the public housing authority to develop a public housing project jointly with interested parties, while coordinating with county planning officials on land use plans, policies and ordinances.

This bill would make an affordable housing project much more sustainable with a commercial income stream that supplements the cost of operating the housing component. This bill would further promote the integration of mixed communities, with a combination of elderly and affordable housing options with commercial and college communities. It would also provide nearby employment opportunity for residents of a housing project.

Accordingly, GCA requests that this Committee pass this measure. Thank you for the opportunity to offer our views on this measure.

NEIL ABERCROMBIE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
Honolulu, Hawaii 96817

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

HOUSE COMMITTEE ON WATER & LAND

March 18, 2013 8:35 A.M.
Room 325, Hawaii State Capitol

In consideration of

Senate Bill 305, Senate Draft 1
Relating to Development of Public Housing

Honorable Chair Evans, and Members of the House Committee on Water & Land, thank you for the opportunity to provide you with comments regarding Senate Bill (S.B.) 305, Senate Draft (SD) 1 relating to development of public housing.

The Hawaii Public Housing Authority (HPHA) supports enactment of this measure, which would authorize the HPHA to develop commercial and industrial properties in connection with the development of public housing dwelling units.

Currently, Chapter 356D-11 Hawaii Revised Statutes (HRS) allows the HPHA to develop several different classes of land such as public land in agricultural districts, and certain federal lands. The agency believes that this statutory amendment will further enhance the HPHA's ability to serve our low income residents by providing more development options that could also benefit the surrounding communities in which those properties are situated.

The HPHA appreciates the opportunity to provide the House Committee on Water & Land with the agency's position regarding S.B. 305, SD1. We respectfully request the Committee to pass this measure favorably, and we thank you very much for your dedicated support.

Taro Security and Purity Task Force
TESTIMONY

SENATE BILL SB305 SD1
RELATING TO DEVELOPMENT OF PUBLIC HOUSING

SB305 SD1 authorizes the Hawaii Public Housing Authority to develop public housing projects, including mixed-use development of commercial and industrial properties in connection with the development of housing dwelling units. It provides that the authority may develop public land in an agricultural district subject to the prior approval of the land use commission when developing lands greater than five acres in size, and public land in a conservation district subject to the prior approval of the board of land and natural resources.

The Taro Security and Purity Task Force is the legislative body created in 2008 to provide guidance and recommendations regarding research, policy and the challenges that taro and taro farmers face both now and for the future. In 2009, legislators received a report from the task force outlining key issues and recommendations.

Based on these recommendations aimed at supporting various efforts to protect taro and taro lands as well as support taro growers for Hawai'i's future food security, the task force raises the following comments and concerns about SB503 SD1.

The task force recognizes that the development of agricultural lands for housing purposes is a concern when the State currently imports approximately 85 percent of its food. The proposed bill will impact Important Agricultural Lands (IALs) and agricultural or conservation lands on public lands. From a food security perspective, the State is most at risk for staple starch crops. Taro is highly suited to address this shortfall and represents the highest and best use of wetland taro sites on public lands adjacent to each community and should be protected for food security purposes.

Ancient wetland taro sites continue to exist on public lands, particularly in conservation lands along riparian areas and in the backs of valleys throughout the state. Wetland taro lands are the most at risk and intensive of these agricultural lands, particular as they are often classified as marginal agricultural lands under current IAL criteria and remain unclassified and undocumented on public lands. Wetland taro lands require specialized soil and climatic conditions and because of these unique requirements for growing cannot be easily replaced. Moreover, because wetland taro systems sites are at high risk for flooding and hence pose significant liability to the State should development projects be permitted and build on wetland taro lands. There is a long history of flood damage and mitigation for such developments that were allowed to be build in such zones, including Waiapuka, Kulioo, Punaluu, and Manoa valleys on Oahu and Waiohuli on DHHL lands, Maui. Permitted development in such areas directs liability immediately to the State knowing they are an avoidable liability on public lands for the State and the Counties where wetland taro sites are as yet undeveloped.

Based on the above concerns, the task force suggests including additional language in the bill to stipulate protection of wetland taro lands if state or federal monies or agencies are involved in a public housing project, as follows:

For purposes of this subsection, the authority shall adopt rules pursuant to chapter 91 to provide:

(3) That the board shall not acquire for development, develop or disturb as yet undeveloped lands where existing taro-growing systems are in use, or ancient wetland taro lands, or structural elements of ancient taro-growing systems exist.

Respectfully,

A handwritten signature in black ink, appearing to read 'Emily Kandagawa', with a long horizontal flourish extending to the right.

Emily Kandagawa, Coordinator

for Mark Alapaki Luke, Chair
Taro Security and Purity Task Force