



LAND USE RESEARCH  
FOUNDATION OF HAWAII

1100 Alakea Street, Suite 408  
Honolulu, Hawaii 96813  
(808) 521-4717  
[www.lurf.org](http://www.lurf.org)

March 16, 2016

Senator Breene Harimoto, Chair  
Senator Brickwood Galuteria, Vice Chair  
Senate Committee on Housing

Senator Clarence K. Nishihara, Chair  
Senator Will Espero  
Senate Committee on Public Safety,  
Intergovernmental, and Military Affairs

**Testimony in Support of HB 2293, HD1 Relating to the Hawaii Housing Finance and Development Corporation. (Enables the Hawaii Housing Finance and Development Corporation to develop mixed-use developments in partnership with state and county departments and agencies.)**

**HOU/PSM: Thursday, March 17, 2016, 2:45 p.m., in Conference Room 225**

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. LURF's mission is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources, and public health and safety.

LURF **strongly supports HB 2293, HD1**, which would enable the Hawaii Housing Finance and Development Corporation (HHFDC) to develop mixed-use developments in partnership with other state and county departments and agencies.

**HB 2293, HD1.** This purpose of this bill is to enable the HHFDC to develop mixed-use developments in partnership with other state and county departments and agencies, as well as to further the objective of encouraging walking and active areas by locating affordable housing, jobs, shops, and services within close proximity. This bill defines "Mixed-use development" as a development that contains affordable residential dwelling units that may be combined with governmental, educational, commercial, cultural, institutional, or industrial uses; is approved by the county in which the project is located.

**LURF's Position.** LURF is in **strong support of HB 2293, HD1**, which would expand HHFDC's opportunities to partner with other state and county agencies; and broaden HHFDC's authority to develop "mixed use" projects which could include much-needed affordable housing and rentals in compact, higher-density communities and transit-oriented development.

Expansion of HHFDC's opportunities to partner with other state and county agencies. Under current law, the HHFDC is authorized to develop certain types of housing and facilities in partnership with only two government agencies: the Department of Education and the Department of Accounting and General Services. This measure would expand this authority to partner with other state and county governmental agencies, and would enable HHFDC to use its development powers in partnership with any governmental agency that holds developable land.

Broadening HHFDC's authority to include "mixed use" developments. Currently, Section 201H-44, Hawaii Revised Statutes, limits HHFDC to develop commercial, industrial, and other properties in connection with the development of any dwelling units if it determines that the uses can be "an integral part of the development and can help to preserve the lifestyles of the purchasers of dwelling units in the development." This bill proposes to broaden and "update" HHFDC's authority to include "mixed use developments," which encourages smart growth; transit-oriented development; and the development of other compact, higher-density communities consisting of active and walkable areas with housing, jobs, shops, and services located within close proximity. Mixed-use developments are especially beneficial for low- and moderate-income households because they reduce transportation costs, traffic congestion, and the number of vehicles miles traveled by community residents. This measure will broaden HHFDC's authority to include development of multifamily rental housing would further enable the corporation to facilitate the development of affordable dwelling units in areas with mixed-use zoning and transit-oriented development.

For the reasons set forth above, LURF is **in strong support of HB 2293, HD1**, and respectfully urges your favorable consideration of this bill.

Thank you for the opportunity to present testimony regarding this measure.