



HB 827 HD3

Measure Title:	RELATING TO A MIXED-USE RESIDENTIAL PROJECT.
Report Title:	CIP; 902 Alder Street, Honolulu, Oahu (\$)
Description:	Authorizes the issuance of general obligation bonds and the appropriation of funds for plans, design, and construction of a juvenile services center as part of a mixed-use residential project at 902 Alder Street. (HB827 HD3)
Companion:	
Package:	None
Current Referral:	HSH/JDL, WAM
Introducer(s):	SAIKI, HASHEM



The Judiciary, State of Hawai‘i

Testimony to the Senate Committee on Human Services & Housing

Senator Suzanne Chun Oakland, Chair

Senator Josh Green, Vice Chair

and

The Senate Committee on Judiciary & Labor

Senator Gilbert S. C. Keith-Agaran, Chair

Senator Maile S. L. Shimabukuro, Vice Chair

Thursday, March 18, 2015, 10:00 AM

State Capitol, Conference Room 016

by

Rodney A. Maile

Administrative Director of the Courts

Bill No. and Title: House Bill 827, House Draft 3 Relating to Mixed-Use Residential Projects.

Purpose: Authorizes the issuance of general obligation bonds and the appropriation of funds for plans, design, and construction of a juvenile services center as part of a mixed-use residential project at 902 Alder Street. (HB827 HD3)

Judiciary's Position:

The Judiciary strongly supports House Bill 827, House Draft 3, which authorizes the issuance of general obligation bonds and the appropriation of funds for the planning, design, and construction of a mixed-use project at 902 Alder Street. However, we respectfully request that this measure not replace or adversely affect priorities set forth in the Judiciary's current budget request.

The 1.45 acre parcel located at 902 Alder Street was historically used for Juvenile Detention and is ideal for the development of a Juvenile Services Center to assist youth and families entering the juvenile justice system to minimize their time and penetration into the



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system. The Judiciary understands the need for affordable housing and is pleased to partner with HHFDC to develop a joint-use project that combines the Juvenile Service Center with affordable rental housing. The Judiciary is aware that the central location of this property makes it ideal for joint development and that this will be the first joint development between the Executive and Judicial Branches of government.

The Judiciary is currently operating two programs at the site. They are: 1) Home Maluhia, a 24/7 shelter that provides therapeutic counseling and rehabilitative services for status offenders, and 2) Hale Hilinai‘i, which provides community-based services and programs for juveniles as part of the detention continuum, with the goal of reducing their recidivism and penetration into the juvenile justice system by providing counseling and treatment services, teaching accountability and building a sense of community.

House Bill 827, House Draft 3 would provide the necessary funding to cover the costs of development of the Juvenile Services Center which is an essential component of the mixed-use development. We again respectfully request that funding for this project not replace or adversely affect priorities in the Judiciary’s current budget request, House Bill 290, pending House Draft 2. The Judiciary looks forward to working with HHFDC on the redevelopment of this parcel to help address the critical needs of our community.

Thank you for the opportunity to testify on this measure.



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
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON HUMAN SERVICES AND HOUSING
SENATE COMMITTEE ON JUDICIARY AND LABOR

March 18, 2015 at 10:00 a.m.
State Capitol, Room 016

In consideration of
H.B. 827, H.D. 3 RELATING TO A MIXED-USE RESIDENTIAL PROJECT.

HHFDC ***supports*** H.B. 827, H.D. 3, which authorizes the issuance of General Obligation bonds and the appropriation of funds for the planning, design, and construction of the juvenile services portion of the mixed-use project at 902 Alder Street, provided that its passage does not replace or adversely impact priorities set forth in the Executive Biennium budget. It is similar to S.B. 976, previously heard by the Committee on Human Services and Housing.

The 1.45 acre parcel located at 902 Alder Street is ideal for the proposed development of 180 affordable rental housing units and a juvenile services/shelter. It is zoned A-2 (medium-density apartment), is within one-half mile of the planned Ala Moana rail station, and presently has adequate water and sewer capacity.

Presently, the Judiciary operates two programs at the site. Home Maluhia provides therapeutic counseling and rehabilitative services for status offenders. Hale Hilina'i provides community-based services and programs for juveniles as part of the detention continuum, with the goal of teaching accountability and building a sense of community.

Approximately \$25.2 million is needed for the juvenile services/shelter component which will be owned and operated by the Judiciary, and is integral to the entire project. The residential component, which is estimated to cost about \$54 million, will be financed with existing housing funds. This bill will enable the HHFDC-Judiciary partnership to redevelop an underutilized State-owned site into a mixed-use development that will help to simultaneously address the State's affordable rental housing and juvenile justice needs.

Thank you for the opportunity to testify.



CATHOLIC CHARITIES HAWAI'I

TESTIMONY IN SUPPORT OF HB 827 HD3: RELATING TO A MIXED USE RESIDENTIAL PROJECT

TO: Senator Suzanne Chun Oakland, Chair, Human Services and Housing;
Senator Gilbert S. C. Keith-Agaran, Chair; Judiciary and Labor;
and Members of the Committees

FROM: Betty Lou Larson, Legislative Liaison, Catholic Charities Hawai'i

Hearing: Wednesday, March 18, 2015; 10:00 AM; Conference Room 016

Chair Chun Oakland, Chair Keith-Agaran, and Members of the Committees on Human Services and Housing, and Judiciary and Labor:

Catholic Charities Hawai'i supports H.B. 827, H.D. 3, which would finance the Judiciary's portion of an innovative mixed-use residential development at 902 Alder Street in Honolulu. I am Betty Lou Larson, the Legislative Liaison for Catholic Charities Hawai'i on homeless and affordable housing issues.

Catholic Charities Hawai'i (CCH) is a tax exempt, non-profit agency that has been providing social services in Hawai'i for over 60 years. CCH has programs serving elders, children, developmentally disabled, homeless and immigrants. Our mission is to provide services and advocacy to the most vulnerable of the people in Hawai'i. Catholic Charities Hawai'i has a long history of working on housing issues and solutions to homelessness. We strive to help people live in dignified circumstances and reach their full potential.

Catholic Charities Hawai'i believes that the Alder Street project could be a model of integrating public services, such as juvenile shelter and day services, with affordable rental housing on State properties. This mixed-use project will help the State meet the critical need for affordable rental housing and provide essential services for youth on probation.

This bill supports a creative process whereby State departments and even different branches of government can work together to maximize the best use of State land. The affordable housing challenge facing the State can be daunting. We appreciate that State departments are developing new initiatives and new models like this, to address multiple needs in one mix-use project.

This is an opportunity that should not be lost. This site has many positive features. It has sewer capacity, removing one large barrier and providing for a more timely construction period. It is near transit, making it ideal for both youth who need services and low income families who need transportation options. Most significantly, it marks a new way for the State to operate, breaking down silos and creating partnerships within state government and then with public-private partners to provide the construction.

Thank you for the opportunity to testify. Please contact me at (808) 373-0356 or bettylou.larson@catholiccharitieshawaii.org if you have any questions.



TESTIMONY IN SUPPORT OF HB 827 HD3: RELATING TO A MIXED USE RESIDENTIAL PROJECT

TO: Senator Suzanne Chun Oakland, Chair, Human Services and Housing;
Senator Gilbert S. C. Keith-Agaran, Chair; Judiciary and Labor;
and Members of the Committees

FROM: Fr. Robert Stark, Catholic Diocese of Honolulu Office for Social Ministry

Hearing: Wednesday, March 18, 2015; 10:00 AM; Conference Room 016

Chair Chun Oakland, Chair Keith-Agaran, and Members of the Committees on Human Services and Housing, and Judiciary and Labor:

As its Director, I am writing you to express that the Catholic Diocese Office for Social Ministry supports H.B. 827, H.D. 3, which would finance the Judiciary's portion of an innovative mixed-use residential development at 902 Alder Street in Honolulu. .

The Catholic Diocese Office for Social Ministry believes that the Alder Street project could be a model of integrating public services, such as juvenile shelter and day services, with affordable rental housing on State properties. This mixed-use project will help the State meet the critical need for affordable rental housing and provide essential services for youth on probation.

This bill supports a creative process whereby State departments and even different branches of government can work together to maximize the best use of State land. The affordable housing challenge facing the State can be daunting. We appreciate that State departments are developing new initiatives and new models like this, to address multiple needs in one mix-use project.

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Thank you for your support of this very worthwhile effort. Mahalo



PROTECTING HAWAII'S OHANA, CHILDREN, UNDER SERVED, ELDERLY AND DISABLED

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TO: Senator Suzanne Chun Oakland, Chair
Senator Josh Green, Vice Chair
Members, Senate Committee on Human Services & Housing

Senator Gilbert S.C. Keith-Agaran, Chair
Senator Maile S.L. Shimabukuro, Vice Chair
Members, Senate Committee on Judiciary & Labor

FROM: Scott Morishige, MSW
Executive Director, PHOCUSED

HEARING: **Wednesday, March 18, 2015 at 10:00 a.m. in Conf. Rm. 016**

Testimony in Support of HB827 HD3, Relating to a Mixed-Use Residential Project

Thank you for the opportunity to provide testimony in **support** of HB827 HD3, which authorizes the issuance of General Obligation (G.O.) bonds and the appropriation of funds for the plan, design, and construction of a juvenile detention center as part of a mixed use residential project. PHOCUSED is a nonprofit membership and advocacy organization that works together with community stakeholders to impact program and policy change for the most vulnerable in our community, including the homeless.

Hawaii currently has the 2nd highest rate of homelessness per capita in the nation, as well as the highest rental housing cost. As a result, we are in the midst of a housing crisis and our community needs to explore creative and innovative solutions to maximize public funding, land, and other resources to best meet the growing demand for affordable housing in our state.

We believe that the Alder Street project is a model, which demonstrates how different State department and branches of government may work together to maximize the availability of State land – not only to provide public services (i.e. juvenile shelter and day services), but also to meet the growing demand for affordable rental housing throughout Hawaii. Partnership like this can be creative and work to fulfill the needs of both state entities, while providing a legacy of affordable housing for years to come. Furthermore, there is potential to utilize this mechanism for Transit Oriented Development (TOD) projects where another state entity controls land, but needs the expertise of an agency such as the Hawaii Housing & Finance Development Corporation (HHFDC) to jointly work on the development of affordable rental housing on state land.

Once again, PHOCUSED strongly urges your support of this bill. If you have any questions, please do not hesitate to contact PHOCUSED at 521-7462 or by e-mail at admin@phocused-hawaii.org.