

DAVID Y. IGE  
GOVERNOR OF HAWAII



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

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**Testimony of  
SUZANNE D. CASE  
Chairperson**

**Before the House Committee on  
HOUSING**

**Tuesday, February 7, 2017  
9:00 A.M.  
State Capitol, Conference Room 423**

**In consideration of  
HOUSE BILL 522  
RELATING TO LAND TRANSFER**

House Bill 522 proposes to transfer title, custody and control of two state parcels on Maui to the Hawaii Housing Finance and Development Corporation (HHFDC). **The Department of Land and Natural Resources (Department) opposes this measure.**

The parcels at issue are designated as Tax Map Keys: (2) 3-7-012:007 (Parcel 7) and 3-7-004:003 (Parcel 3). Parcel 7 is currently set aside to the Department's Division of Conservation and Resources Enforcement (DOCARE) for office space, baseyard and related purposes under Executive Order No. 4148. Parcel 3 is currently set aside to the Department of Accounting and General Services (DAGS) for Kahului Civic Center purposes under Executive Order No. 3586.

When title to land is transferred, the conveyance generally includes existing encumbrances on the property. Accordingly, a transfer of title of the parcels to HHFDC would include the existing executive orders on title. If the intent of the bill is to remove the executive orders from title to the parcels, then a statutory procedure is in place under Section 171-11, Hawaii Revised Statutes, to cancel them. However, the Department has not received any request from DOCARE or DAGS to cancel their respective executive orders.

DOCARE explains that it currently uses Parcel 7 for its Maui branch office, which serves as an operations center for staff, and for storage of large, high value equipment such as vehicles and water craft. DOCARE would have no alternate site to relocate its facilities and equipment if DOCARE were requested to vacate Parcel 7. As a result, any relocation of DOCARE's facilities would result in increased costs for DOCARE, such as renting private property, or may impact other divisions of the Department if DOCARE is required to share space with them. We note

**SUZANNE D. CASE**  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

**KEKOA KALUHIWA**  
FIRST DEPUTY

**JEFFREY T. PEARSON, P.E.**  
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  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

that there is no provision in House Bill 522 for funding the relocation of DOCARE or DAGS to alternate facilities.

Thank you for the opportunity to testify.

DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

**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

**HOUSE COMMITTEE ON HOUSING**

February 7, 2017 at 9:00 a.m.  
State Capitol, Room 423

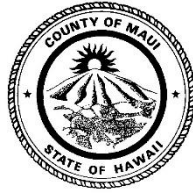
In consideration of  
**H.B. 522**  
**RELATING TO LAND TRANSFER.**

The HHFDC **supports the intent** of providing more land and resources for affordable housing development.

However, we defer to the Department of Education and the Department of Land and Natural Resources as to whether residential development of these specific parcels is feasible and in the best interests of the State given their current and proposed uses. We understand that the Kahului parcel is the current location of the Maui Community School for Adults, and the Puunene parcel is currently occupied by the Division of Conservation and Resources Enforcement and a part of DLNR's proposed Kakanilua Business Park.

Thank you for the opportunity to testify.

ALAN M. ARAKAWA  
MAYOR



200 South High Street  
Wailuku, Maui, Hawai'i 96793-2155  
Telephone (808) 270-7855  
Fax (808) 270-7870  
E-mail: mayors.office@mauicounty.gov

**OFFICE OF THE MAYOR**  
Ke`ena O Ka Meia  
COUNTY OF MAUI – Kalana O Maui

TESTIMONY OF ALAN M ARAKAWA  
MAYOR  
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON HOUSING

Tuesday, February 25, 2017  
9:00am – Conference Room 423

HB522 Relating to Land Transfer

Honorable Tom Brower, Chair  
Honorable Nadine K Nakamura, Vice Chair  
Honorable Members of the House Committee on Finance

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Thank you for this opportunity to testify in SUPPORT OF HB522.

The purpose of this bill is to transfer two land parcels in Central Maui from the State of Hawaii to the Hawaii Housing Finance and Development Corporation (HHFDC).

On behalf of the County of Maui, I support this bill for the following reasons:

1. These parcels have been identified as underutilized properties in an area ideal for affordable housing.
  - a. Tax Map Key #370120070000 (175 S. Puunene Avenue, Kahului, HI) is a 1.68 acre parcel currently identified on the Maui County Parcel Map as a “warehouse.” Puunene Avenue is a major thoroughfare lined with existing housing, businesses, restaurants and shops that is better suited for affordable housing versus a warehouse.
  - b. Tax Map Key #370040030000 (153 W. Kaahumanu Avenue, Kahului, HI) is a 5.57 acre parcel – approximately less than half of which is currently occupied by the Maui Community School for Adults. Maui County is interested in developing the vacant portion or all of this property for affordable rentals.
2. Once transferred to HHFDC, these parcels will be ideal to build affordable rentals. These parcels are situated in Central Maui, in close proximity to community amenities such as transit, shops, businesses, parks and medical clinics.
3. Maui County has a dire need for additional affordable housing. The most recent Hawaii Housing Planning Study indicates a need for 12,000 housing units on Maui for 2015-2025.

For these reasons, I strongly support HB522.

Respectfully yours,

Alan M Arakawa  
Mayor

Council Chair  
Mike White

Vice-Chair  
Robert Carroll

Presiding Officer Pro Tempore  
Stacy Crivello

Councilmembers  
Alika Atay  
Elle Cochran  
Don S. Guzman  
Riki Hokama  
Kelly T. King  
Yuki Lei K. Sugimura



Director of Council Services  
Sandy K. Baz

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

February 5, 2017

TO: Honorable Tom Brower, Chair  
House Committee on Housing

FROM: Stacy Helm Crivello  
Councilmember

A handwritten signature in cursive script, appearing to read "Stacy Helm Crivello", is written over the printed name.

DATE: Tuesday, February 7, 2017

SUBJECT: **SUPPORT OF HB 522, RELATING TO LAND TRANSFER**

Thank you for the opportunity to testify in support this important measure. The purpose of this measure is to transfer title, custody, and control of two parcels of land identified as Tax Map Key No. 370120070000 and Tax Map Key No. 370040030000, from the State of Hawaii to the Hawaii Housing Finance Development Corporation.

I support this measure for the following reasons:

1. Maui County like the rest of the state faces a critical lack of affordable rentals and properties for sale as well as a growing homeless population due to the lack of affordable housing.
2. Parcel 1, located on Puunene Avenue was the Old National Guard Armory, that has sat vacant for years. The parcel is located next to businesses and another affordable housing rental facility, Kahului Town Terrace. It is currently listed as a warehouse and would be much better suited for development of affordable rentals.
3. Parcel 2, located on Kaahumanu Avenue is over 50% vacant land with the Maui Community School for Adults and the former Maui Economic Opportunity transportation baseyard situated on it. This property is in close proximity to the dorm facilities for the Maui College and would be ideal for the development of affordable housing.

For the foregoing reasons, I support this measure.

SSC:aas



# MAUI

CHAMBER OF COMMERCE  
VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON HOUSING  
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 423  
TUESDAY, FEBRUARY 7, 2017 AT 9:00AM**

To The Honorable Tom Brower, Chair;  
The Honorable Nadine K. Nakamura, Vice Chair; and  
Members of the Committee on Housing

**TESTIMONY IN SUPPORT FOR HB 522 TO TRANSFER TWO PARCELS OF LAND  
TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

Aloha, my name is Pamela Tumpap and I am the President of the Maui Chamber of Commerce representing approximately 600 businesses and 16,000 employees. I am writing share our support of HB 522.

With the median price for buying a home constantly increasing along with high rental pricing, affordable and workforce housing is critical to the residents of Maui. Because of the high prices for housing, many residents are forced to relocate and businesses have a difficult time retaining employees.

Currently there are two parcels of land in the central Maui location that are under utilized and would be ideal for affordable and workforce housing, as they are in close proximity to neighboring businesses, grocery, and retail stores. These two parcels are tax map key no. 370120070000, located at 175 South Puunene Avenue and tax map key no. 370040030000, located at 153 West Kaahumanu Avenue.

Please allow these parcels to be transferred to the HHFDC who can then make them available for affordable and workforce housing, which will benefit our community tremendously.

We appreciate the opportunity to testify on this matter and therefore ask that this bill be passed.

Mahalo for your consideration of our testimony and we hope you will move this bill forward.

Sincerely,

Pamela Tumpap  
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Thursday, February 2, 2017 6:53 PM  
**To:** HSGtestimony  
**Cc:** etvuong@hotmail.com  
**Subject:** Submitted testimony for HB522 on Feb 7, 2017 09:00AM

**HB522**

Submitted on: 2/2/2017

Testimony for HSG on Feb 7, 2017 09:00AM in Conference Room 423

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Erik Vuong	Individual	Oppose	No

Comments: I OPPOSE this bill because it is proposing to take a facility that is currently being used by DLNR - Division of Conservation and Resources Enforcement (DOCARE) as their place of operations. The facility is used to store all their law enforcement equipment such as patrol vehicles and various marine vessels. It is also where the DOCARE officers conduct their daily administrative task (reports, maintenance, public inquiries, and other functions necessary to do their jobs). Please do not take this facility away from the officers who are our last line of defense in protecting Hawaii's natural and cultural resources.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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**LATE**

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, February 7, 2017 9:07 AM  
**To:** HSGtestimony  
**Cc:** yukilei.sugimura@mauicounty.us  
**Subject:** \*Submitted testimony for HB522 on Feb 7, 2017 09:00AM\*

**HB522**

Submitted on: 2/7/2017  
Testimony for HSG on Feb 7, 2017 09:00AM in Conference Room 423

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Yuki Lei Sugimura	Maui County Council	Support	No

Comments:

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, February 7, 2017 7:59 AM  
**To:** HSGtestimony  
**Cc:** carol.reimann@mauicounty.gov  
**Subject:** \*Submitted testimony for HB522 on Feb 7, 2017 09:00AM

**LATE**

**HB522**

Submitted on: 2/7/2017

Testimony for HSG on Feb 7, 2017 09:00AM in Conference Room 423

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Carol Reimann	County of Maui	Support	No

Comments:

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, February 7, 2017 6:59 AM  
**To:** HSGtestimony  
**Cc:** alohapowers@gmail.com  
**Subject:** Submitted testimony for HB522 on Feb 7, 2017 09:00AM

**HB522**

Submitted on: 2/7/2017  
Testimony for HSG on Feb 7, 2017 09:00AM in Conference Room 423

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
megan powers	Individual	Support	No

Comments: I would be dead if it were not for the ACA and now I couldn't get coverage because I have a preexisting condition. Please protect the ACA and women's health coverage.

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