

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
WATER, LAND, & HAWAIIAN AFFAIRS**

**Wednesday, February 12, 2020
10:30AM
State Capitol, Conference Room 325**

**In consideration of
HOUSE BILL 1928
RELATING TO DEVELOPMENT DISTRICTS**

House Bill 1928 proposes to establish the Pulehunui Community Development District on the Island of Maui as a community development district within the authority of the Hawaii Community Development Authority (HCDA). The measure also proposes to authorize the HCDA to obtain various forms of financial aid from the federal government for projects for the authority. **The Department of Land and Natural Resources (Department) supports this measure and offers a friendly amendment.**

The proposed Pulehunui community development district would include the parcel that serves as the project site for the Department's proposed industrial and business park. The Department desires to develop an approximately 280-acre portion of the property identified as Tax Map Key (2) 3-8-008:001 for a light industrial and business park. The Department intends to lease a variety of small, medium and large lots to private lessees for the purpose of generating income to support the Department's resource protection programs. This project will also require the provision of necessary infrastructure, including water and wastewater systems. The Department has been working with other State and county agencies in order to address these issues. This measure would provide a significant financial opportunity to successfully provide the necessary infrastructure to not only the Department's project, but other proposed State and County projects in the immediate vicinity.

The Department respectfully requests the committee adopt the following amendments (underscored) to SECTION 1 of the measure, specifically the proposed Section 206E-A, Hawaii Revised Statutes. The purpose of the amendment is to provide consistency with the Department's proposed use of the property.

**"§206E-A Pulehunui community development district;
purpose; findings. The legislature finds that the lands of**

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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

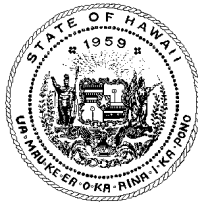
Pulehunui, Maui are underutilized. Redeveloping, renovating, or improving these public lands in a manner that will provide suitable recreational, residential, educational, industrial, government services and commercial areas where the public can live, congregate, recreate, attend schools, and shop, as part of a thoughtfully integrated experience, is in the best interests of the State and its people.

This part establishes the Pulehunui community development district to make optimal use of public land for the economic, residential, educational, industrial, government services, and social benefit of the people of Hawaii.

The legislature finds that the jurisdiction of the authority shall include development within the Pulehunui community development district. Any development within the district shall require a permit from the authority."

Thank you for the opportunity to comment on this measure.

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF PUBLIC SAFETY

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NOLAN P. ESPINDA
DIRECTOR

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Administration

Shari L. Kimoto
Deputy Director
Corrections

Renee R. Sonobe Hong
Deputy Director
Law Enforcement

No. _____

TESTIMONY ON HOUSE BILL 1928
RELATING TO DEVELOPMENT DISTRICTS.

by

Nolan P. Espinda, Director
Department of Public Safety

House Committee on Water, Land and Hawaiian Affairs
Representative Ryan I. Yamane, Chair
Representative Chris Todd, Vice Chair

February 12, 2020; 10:30 a.m.
State Capitol, Conference Room 325

Chair Yamane, Vice Chair Todd, and Members of the Committee:

The Department of Public Safety (PSD) **supports** House Bill (HB) 1928, which seeks to establish the Pulehunui community development district on the island of Maui as a community development district within the authority of the Hawaii Community Development Authority (HCDA), and which would authorize the HCDA to obtain various forms of financial aid from the federal government for projects of the authority.

PSD believes that collaboration with the federal government through financial aid and loan would ensure economic development in the Pulehunui district.

Thank you for the opportunity to present this testimony.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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DAVID Y. IGE
GOVERNOR

JOHN WHALEN
CHAIR

GARETT KAMEMOTO
INTERIM EXECUTIVE DIRECTOR

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STATEMENT OF
GARETT KAMEMOTO, INTERIM EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Before the
HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS

Wednesday, February 12, 2020
10:30 A.M.
State Capitol, Conference Room 325

in consideration of

HB 1928
RELATING TO DEVELOPMENT DISTRICTS

Chair Yamane, Vice Chair Todd, and members of the committee.

The Hawaii Community Development Authority (HCDA) offers the following **comments on HB 1928**, which establishes the Pulehunui community development district on the island of Maui as a district under HCDA, and authorizes HCDA to obtain various forms of financial aid from the federal government for projects.

The Authority has taken a position that any expansion of the current development districts includes funding and other resources to allow us to effectuate the intent of the proposal.

The HCDA staff estimates it would require 2 FTEs, a project manager and a federal grant accountant, at a cost of \$200,000 annually (assuming General Funds are used). The 2 FTEs will conduct preliminary studies and perform functions to comply with federal government requirements. Based on the results of studies and feedback from stakeholders HCDA staff will develop an operating budget for the subsequent fiscal years.

Thank you for the opportunity to testify on **HB 1928**.

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII



WILLIAM J. AILA, JR.
CHAIRMAN
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879
HONOLULU, HAWAII 96805

TESTIMONY OF WILLIAM J. AILA, JR, CHAIRMAN
HAWAIIAN HOMES COMMISSION
BEFORE THE HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS
HEARING ON FEBRUARY 12, 2020 AT 10:30AM IN CR 325

HB 1928 RELATING TO DEVELOPMENT DISTRICTS

February 10, 2020

Aloha Chair Yamane, Vice Chair Todd, and members of the Committee:

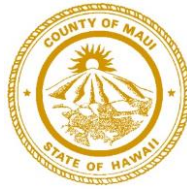
Thank you for the opportunity to testify in support of House Bill 1928. This bill establishes the Pulehunui community development district on the island of Maui as a community development district within the authority of the Hawaii Community Development Authority (HCDA) and authorizes the HCDA to obtain various forms of financial aid from the federal government for projects of the authority.

The Department of Hawaiian Home Lands (DHHL) has been leading an effort to develop a regional infrastructure master plan to serve certain State lands in Pulehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. The Pulehunui community development district proposed in this bill does not include the parcels DHHL owns in Pulehunui, but are adjacent to DHHL lands. DHHL supports any effort toward obtaining funds to develop in this area.

Thank you for your consideration of our testimony.

Michael P. Victorino
Mayor

Sananda K. Baz
Managing Director



OFFICE OF THE MAYOR
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

February 11, 2020

TESTIMONY OF MICHAEL P. VICTORINO
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON WATER, LAND & HAWAIIAN AFFAIRS
Wednesday, February 12, 2020, 10:30 a.m.
Conference Room 325

HB1928 RELATING TO DEVELOPMENT DISTRICTS

Honorable Ryan I. Yamane, Chair
Honorable Chris Todd, Vice Chair
Honorable Members of the House Committee on Water, Land & Hawaiian Affairs

Thank you for this opportunity to testify in **FULL SUPPORT** of HB1928.

The Legislature has concluded that the redevelopment, renovation and improvement of the underutilized four (4) parcels of public lands of Pulehunui will provide appropriate recreational, residential, educational and commercial development. HB1928 establishes guidance policies allowing a newly-formed community district authority to plan, design and construct facilities both within and without the district, with the proviso that development outside the district shall consist of infrastructure, drainage, and roadway realignments. Land use and development within the district is to complement existing county and state policies and plans affecting the district.

The measure further authorizes the district authority to borrow money or accept grants from the federal government in aid of any development project within the district; procure insurance or guarantees from the federal government; and execute other contracts with the federal government, all with the aim of securing federal support of the construction, maintenance and operation of any appropriate development within the district. Section 4 provides for an appropriation of funds specifically for the Pulehunui district.

Accordingly, I strongly urge you to pass HB1928.

February 11, 2020
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Traci N. T. Fujita, Esq.

COUNTY COUNCIL
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February 11, 2020

TO: The Honorable Ryan I. Yamane, Chair
House Committee on Water, Land, & Hawaiian Affairs

FROM: Alice L. Lee
Council Chair 

SUBJECT: **HEARING OF FEBRUARY 12, 2020; TESTIMONY IN SUPPORT OF HB 1928, RELATING TO DEVELOPMENT DISTRICTS**

Thank you for the opportunity to testify in **support** of this important measure. The purpose of this measure is to create a development district that will provide an integrated experience of housing, education, and commercial facilities

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

I support this measure for the following reasons:

1. This measure would help support the development of much-needed housing units in Maui County.
2. This measure would help ensure skilled employees stay in Maui County, providing economic and social benefits to the community, instead of leaving because of a lack of housing options.

For the foregoing reasons, I **support** this measure.

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