

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 FINANCE
HEARING ON FEBRUARY 25, 2021 AT 11:00AM VIA VIDEOCONFERENCE

HB 774, HD1, RELATING TO DEVELOPMENT DISTRICTS

February 11, 2021

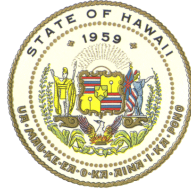
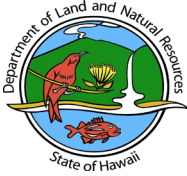
Aloha Chair Luke, Vice Chair Cullen, and members of the Committee:

Thank you for the opportunity to testify in support of House Bill 774, HD1. This bill establishes the Pulehunui community development authority as an autonomous community development authority under the Hawaii Community Development Authority (HCDA) for the purposes of developing the Pulehunui community development district and authorizes the HCDA to obtain various forms of federal funding for construction, maintenance, and development projects in the Pulehunui community development district.

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.

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
FINANCE**

**Thursday, February 25, 2021
11:00 AM**

State Capitol, Via Videoconference, Conference Room 308

**In consideration of
HOUSE BILL 774, HOUSE DRAFT 1
RELATING TO DEVELOPMENT DISTRICTS**

House Bill 774, House Draft 1 proposes to establish the Pulehunui Community Development Authority as an autonomous community development authority under the Hawaii Community Development Authority (HCDA) for the purposes of developing the Pulehunui community development district. The measure also proposes to authorize the HCDA to obtain various forms of federal funding for construction, maintenance, and development projects in the Pulehunui community development district. **The Department of Land and Natural Resources (Department) supports this measure.**

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.

Thank you for the opportunity to comment on this measure.

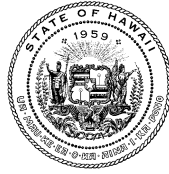
SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

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
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DAVID Y. IGE
GOVERNOR



CURT T. OTAGURO
COMPTROLLER
AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

WRITTEN TESTIMONY
OF
CURT T. OTAGURO, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE
COMMITTEE ON FINANCE

THURSDAY, FEBRUARY 25, 2021, 11:00 A.M.
CONFERENCE ROOM 308 VIA VIDEOCONFERENCE, STATE CAPITOL

H.B. 774, H.D.1

RELATING TO DEVELOPMENT DISTRICTS.

Chair Luke, Vice Chair Cullen, and members of the Committee, thank you for the opportunity to submit testimony supporting the intent of this bill.

The Department of Accounting and General Services (DAGS) is committed to providing planning, construction management and project management expertise to build the new MCCC facility when appropriate. We look forward to collaborating with the other departments involved and following their lead.

Thank you for the opportunity to submit testimony on this matter.

HB-774-HD-1

Submitted on: 2/24/2021 12:37:50 PM

Testimony for FIN on 2/25/2021 11:00:00 AM



Submitted By	Organization	Testifier Position	Present at Hearing
Christine Kinimaka	Department of Accounting and General Services	Support	No

Comments:

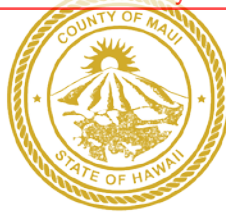
I am available for comments.

Testifier for DAGS on HB774, HD1, representing Comptroller Curt Otaguro.

MICHAEL T. VICTORINO
MAYOR

MICHELE CHOUTEAU MCLEAN, AICP
DIRECTOR

JORDAN E. HART
DEPUTY DIRECTOR



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

February 24, 2021

TESTIMONY OF MICHELE CHOUTEAU MCLEAN, AICP
PLANNING DIRECTOR
COUNTY OF MAUI

LATE

BEFORE THE HOUSE COMMITTEE ON FINANCE
Thursday, February 25, 2021

HB774, HD1 RELATING TO DEVELOPMENT DISTRICTS

Representative Sylvia J. Luke, Chair
Representative Ty J.K. Cullen, Vice Chair
Honorable Members of the House Committee on Finance

Thank you for this opportunity to testify with **CONCERNS** over HB774, HD1.

As you know, Hawaii has a complex land use regulatory scheme. Because of, or in spite of, these multi-layered regulations, Maui County has made a great effort in general and community planning. These plans are intended to allow for targeted growth in areas where such growth can be served by infrastructure, among other criteria. When proposed development does not comply with these plans, amendments are needed – a process that allows agency and public review to ensure overall compliance and compatibility.

HB774, HD1 suggests but is not explicit that development within the Pulehunui Community Development District does not need to comply with these plans. Proposed subsection 206E-E(4), beginning at line 8 on page 6, states “*Land use and development activities within the district shall be coordinated with and, to the extent possible, complement existing county and state policies, plans, and programs affecting the district....*”

County and State land use regulations must apply to this area, including zoning, community plan, Maui Island Plan and state land use districts. “Coordinating with” and “complementing” these regulations “to the extent possible” is not sufficient to ensure compliance with these regulations that were years in the making, involving hundreds of citizens, the Maui Planning Commission and the Maui County Council. **We request that the language be amended to read:** “*Land use and development activities within the district shall [~~be coordinated with and, to the extent possible, complement existing~~] comply with applicable county and state policies, plans, and programs affecting the district....*”

Thank you for your consideration of this testimony.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96817
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

DAVID Y. IGE
GOVERNOR

JOHN WHALEN
CHAIR

DEEPAK NEUPANE, P.E., AIA
EXECUTIVE DIRECTOR

**Statement of
DEEPAK NEUPANE, P.E., AIA
Executive Director
Hawaii Community Development Authority
before the**

HOUSE COMMITTEE ON FINANCE

Thursday, February 25, 2021

11:00 A.M.

VIA Videoconference

State Capitol, Conference Room 308

In consideration of
**HB 774, HD1
RELATING TO DEVELOPMENT DISTRICTS.**

Chair Luke, Vice Chair Cullen and members of the Committee. The Hawaii Community Development Authority (HCDA) **supports HB 774 HD1**, that establishes the Pulehunui community development district, and an autonomous community development authority, administratively attached to the HCDA, to facilitate the development and improvement of Pulehunui public lands.

Despite the pandemic in 2020, HCDA has been busy with several development projects in the Kakaako and Kalaeloa community development districts, keeping local workers employed, providing affordable housing for local families, improving infrastructure and developing public facilities for the communities.

As HCDA continues its mission to join the strengths of private enterprise, public development and regulation into a new form capable of long-range planning and implementation of improved community development, we thank the legislature and community for its guidance and support.

We appreciate the opportunity to provide our **support** for this measure.