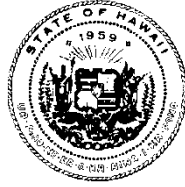


DAVID Y. IGE
GOVERNOR



DENISE ISERI-MATSUBARA
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
DENISE ISERI-MATSUBARA
Hawaii Housing Finance and Development Corporation
Before the

**SENATE COMMITTEE ON HOUSING
SENATE COMMITTEE ON WATER AND LAND**

February 5, 2021 at 1:00 p.m.
State Capitol, Room 229

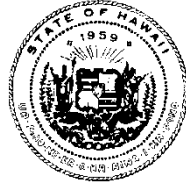
In consideration of
S.B. 7
**RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT
CORPORATION.**

The HHFDC *supports the intent* of S.B. 7, a bill that adds a new section to Chapter 201H, HRS, to provide HHFDC with the right of first refusal for all development of State lands except for those owned or operated by the HPHA or DHHL, located within a one-half mile radius of a rail transit station. The right of first refusal established by this bill is triggered by a transfer of any property interest in lands, and lasts until the HHFDC chooses whether or not to exercise its right of first refusal.

We would like to note that not all such lands are suitable for housing development. We also want to be respectful of the priorities of other State departments that own or control land along the Honolulu rail transit route.

Thank you for the opportunity to testify.

DAVID Y. IGE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
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HONOLULU, HAWAII 96817

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

**SENATE COMMITTEE ON HOUSING
AND
SENATE COMMITTEE ON WATER AND LAND**

**Friday, February 5, 2021
1:00 PM - Room 229, Hawaii State Capitol**

In consideration of
SB 7

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

Honorable Chair Chang, Honorable Chair Inouye, and Members of the Senate Committee on Housing and Members of the Senate Committee on Water and Land, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 7, relating to the Hawaii Housing Finance and Development Corporation.

The Hawaii Public Housing Authority (HPHA) **supports the exemption of the HPHA** in SB 7. This measure authorizes the Hawaii housing finance and development corporation the right of first refusal for the development of property for all development on state lands, **excluding Hawaii Public Housing Authority** and Department of Hawaiian Home Land lands, that are within a one-half mile radius of a rail transit station provided there is a transfer of any property interest, including a leasehold interest, of state lands that are within a one-half mile radius of a rail transit station.

As you may know, the HPHA receives its federal funding through an Annual Contributions Contract (ACC) which provides the terms and conditions between the HPHA and the United States of America, by the Department of Housing and Urban Development (HUD) and covers all federal public housing projects and programs. Additionally, HUD has a Declaration of Trust over the properties which prohibits the HPHA from encumbering the property without the prior approval of the HPHA Board of Directors and HUD.

The HPHA appreciates the opportunity to provide the Committees with the HPHA's testimony. We thank you very much for your dedicated support.

SB-7

Submitted on: 2/3/2021 12:59:25 PM

Testimony for HOU on 2/5/2021 1:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Ellen Godbey Carson	Individual	Support	No

Comments:

I support SB7's proposal to allow HHFDC a right of first refusal on properties near our transit stations. This is an essential step in securing property for high density housing in our transit areas, so that our residents can live and work in vibrant urban settings that will not require a car or commuting time on our over-crowded highways. I am a supporter of the ALOHA Homes bill and this SB7 is related in efforts for creative solutions for Hawaii's housing crisis.