

**STATE OF HAWAII  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**DAVID Y. IGE**  
GOVERNOR

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Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning and Sustainable Development  
before the  
**HOUSE COMMITTEE ON WATER & LAND**  
Tuesday, March 22, 2022  
9:30 AM  
State Capitol, Conference Room 430 and Videoconference

in consideration of  
**SB 2581 SD 1 HD 1**  
**RELATING TO AFFORDABLE HOUSING.**

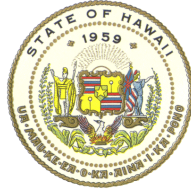
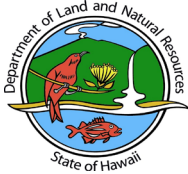
Chair Tarnas, Vice Chair Branco, and Members of the House Committee on Water & Land.

The Office of Planning and Sustainable Development (OPSD) **supports the intent** of SB 2581 SD1 HD 1, which would amend Hawaii Revised Statutes Section 226-109 Affordable Housing to add as a priority guideline a section (9) that seeks to use lands within the State that are leased to the federal government or under federal government control that are to be returned to the State, including lands that have been used to house former military facilities, for affordable housing.

OPSD is in favor of measures that facilitate affordable housing. For your information, OPSD is currently in the process of collecting data from DLNR and the various counties regarding federal owned lands, including federal lands utilized by military facilities. This study was called for in Act 93, SLH 2021.

Thank you for the opportunity to testify on this measure.

DAVID Y. IGE  
GOVERNOR OF HAWAII



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

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**Testimony of  
SUZANNE D. CASE  
Chairperson**

**Before the House Committee on  
WATER & LAND**

**Tuesday, March 22, 2022  
9:30 AM**

**State Capitol, Conference Room 430, Via Videoconference**

**In consideration of  
SENATE BILL 2581, SENATE DRAFT 1, HOUSE DRAFT 1  
RELATING TO AFFORDABLE HOUSING**

Senate Bill 2581, Senate Draft 1, House Draft 1 proposes to establish as a priority guideline for the provision of affordable housing the use of lands leased to the federal government or under federal government control and that are to be returned to the State, including lands that have been used to house former military facilities, for affordable housing. **The Department of Land and Natural Resources (Department) offers the following comments on this measure.**

Through the Department, the State leases lands to the military, including the Army, Air Force, and Navy, on the islands of Oahu, Kauai, and Hawaii. Many of these leases were issued for initial terms of 65 years and are scheduled to expire around 2029. However, some of the lessees have expressed interest in retaining use of the lands after 2029 and may apply for new long-term leases. If the Board of Land and Natural Resources were to approve new leases at public, sunshine meetings, then State planning for affordable housing on these lands in the near term may not be worthwhile.

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

**SB-2581-HD-1**

Submitted on: 3/20/2022 11:11:03 PM

Testimony for WAL on 3/22/2022 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kevin Moore	DLNR	Comments	Remotely Via Zoom

Comments:

I am available for questions to DLNR. Please allow me Zoom access.

**SB-2581-HD-1**

Submitted on: 3/20/2022 11:12:30 PM

Testimony for WAL on 3/22/2022 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Luke Sarvis	DLNR	Comments	Remotely Via Zoom

Comments:

I am available for questions to DLNR. Please allow me Zoom access.

# PARTNERS IN CARE

*Oahu's Continuum of Care*

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*Our mission is to eliminate homelessness through open and inclusive participation and the coordination of integrated responses.*

## **TESTIMONY IN SUPPORT OF SB 2581 SD1 HD1: RELATING TO AFFORDABLE HOUSING**

TO: House Committee on Water & Land

FROM: Partners In Care (PIC)

**Hearing: Tuesday 3/22/22; 9:30 am**

Chair Tarnas and Members of the House Committee on Water & Land:

Thank you for the opportunity to provide testimony in **SUPPORT of SB 2581 SD1 HD1**, which would seek state land which is currently leased to the federal government for housing purposes.

Partners In Care (PIC), a coalition of more than 60 non-profit homelessness providers and concerned organizations, works on Oahu to end homelessness. Partners In Care supports this bill to increase the number of affordable housing units available to those exiting homelessness and low income renters. For the last several decades, we have seen the decommission of housing on military bases across the country. Here in Hawaii, there are a number of properties that are no longer used for their original intended use. Many military families have chosen to move into the neighborhoods outside of the multiple bases on our islands or have been informed that base housing is unavailable. We would like to encourage a review of these properties so that they can be renovated as needed, or cleared so that land can be used to create new housing to address the lack of affordable housing throughout our islands. We have allowed many of these properties to sit vacant and become unsafe and uninhabitable while we price out folks from housing in our community.

We urge your support for this bill as a step forward to increase access to affordable housing throughout Hawaii.

Aloha.

**SB-2581-HD-1**

Submitted on: 3/19/2022 11:15:37 AM

Testimony for WAL on 3/22/2022 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jennifer Azuma Chrupalyk	Individual	Oppose	Written Testimony Only

Comments:

The state is compromising on unrealistic terms about the housing issues. The housing issues are not because we do not have enough buildings, it is because the cost of living is too high, and instead of putting a moratorium on the sale of "Real Property" to foreign investors, the State of Hawai'i seeks to destroy local small businesses for the purpose of raising minimum wage.

The solution to our housing problem is being complicated by untruthful reporting to the public.

1. One of the State solutions is to put people on HUD programs, but there is not enough HUD housing available, because landlords cannot afford the high property taxes, that are increasing as a result of overdevelopment and assessments related to that development. For this reason, landlords are doing Air Bnb instead.

2. People from other parts of America live in places where the cost of living is low and education is a priority. Since Hawai'i's education system is not as strong, our residents often do not qualify for decent wage jobs - more specifically because our children must go straight to work to help the parents pay bills, thus forcing our children to forego secondary education for the purpose of helping their parents. This creates gentrification - which explains why our families are leaving Hawai'i, and we all know it is because legislature wants all of the natives to leave Hawai'i, so that the State can invest in corporate powers, which is an action that violates the people.

3. The State keeps saying that construction is creating jobs, but that is the problem with the rest of the professions in Hawai'i that cannot find employees - there are 3 main jobs in Hawai'i, 4 if you count tourism: when job seekers are looking for stable employment, they have a choice of construction, healthcare, social services, or tourism. Are there any questions of why our students do not care about going to college? First of all, they cannot go to college because the costs of living is so high that the entire household has to find a job now. Secondly, everybody knows that unless they do one of these 4 professions, that their family has no chance of living. Teacher salaries are so low that it is **not worth going to college to become an educator. Educators cannot afford to be independent. They don't get paid enough.** Everybody knows that all of the housing that gets built in Hawai'i is secretly for the purpose of advertising jobs in Hawai'i on the mainland, and that those people are capable of making the down payment, not the people from here who have never even heard of credit counseling, and who have racked up debt to keep their households moving along. Nobody want to go into science and engineering because for every student that does, the science department at UH pretty much forces students to partake in the desecration of sacred places in Hawai'i. Noncompliant students are shut down and

blackballed in the industry. Why would *any* student from Hawai'i want to be blackballed, after spending \$50k for an education? All of these things are relevant to affordable housing because all of these things contribute to the reasons that people from Hawai'i are unable to advance in corporate America - a culture and corporation that kills everything for the purpose of monetary profit. And at the end of it all, I ask you what you are going to feed your children when there are too many buildings on the land, the land has been desecrated far too much, and there is no barge to bring our food on..... Are you going to feed your kids that corporate American dollar that you so badly want?