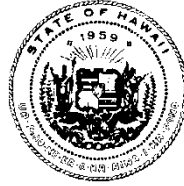


JOSH GREEN, M.D.
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

IN REPLY, PLEASE REFER TO:

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
SENATE COMMITTEE ON WAYS AND MEANS

Tuesday, February 28, 2023
10:00 AM – Room 211, Hawaii State Capitol

In consideration of
SB 139, SD1
RELATING TO IMPORTANT HOUSING LANDS

Honorable Chair Dela Cruz and members of the Committee on Ways and Means, thank you for the opportunity to provide testimony concerning Senate Bill (SB) 139, SD1, relating to housing.

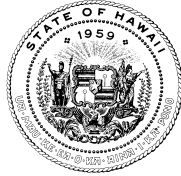
The Hawaii Public Housing Authority (HPHA) **supports** SB 139, SD1. This measure requires the HPHA to conduct a study recommending certain state-owned lands located within a one-half mile radius of any rail mass transit station, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, that are most suitable for constructing at least one hundred thousand housing units. Appropriates funds to the HPHA to conduct the study, or contract services to conduct the study.

Please know that there is value in this study and its potential recommendations, and should complement and build upon the work completed by the TOD Council.

The HPHA appreciates the opportunity to provide the Committee with its testimony regarding SB 340, SD1. We thank you very much for your dedicated and continued support.

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ke Kia 'āina o ka Moku 'āina 'o
Hawaii 'i*

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
*Ka Hope Kia 'āina o ka Moku 'āina
'o Hawaii 'i*



IKAIKA ANDERSON
CHAIRMAN DESIGNATE, HHC
Ka Luna Ho 'okele

KATIE L. DUCATT
DEPUTY DESIGNATE TO THE
CHAIRMAN
Ka Hope Luna Ho 'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
Ka 'Oihana 'Āina Ho 'opulapula Hawaii 'i

P. O. BOX 1879
HONOLULU, HAWAII 96805

**TESTIMONY OF IKAIKA ANDERSON, CHAIRMAN-DESIGNATE
HAWAIIAN HOMES COMMISSION
BEFORE THE SENATE COMMITTEE ON WAYS AND MEANS
DECISION MAKING ON FEBRUARY 28, 2023 AT 10:00AM IN CR 211**

SB 139, SD 1 RELATING TO IMPORTANT HOUSING LANDS

February 28, 2023

Aloha Chair Dela Cruz, Vice Chair Keith-Agaran, and members of the Committee:

The Department of Hawaiian Home Lands submits comments on this measure which requires the Hawaii Public Housing Authority to conduct a study recommending certain state-owned lands located within a one-half mile radius of any rail mass transit station, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, that are most suitable for constructing at least one hundred thousand housing units. This measure also appropriates funds to the Hawaii Public Housing Authority to conduct the study, or contract services to conduct the study.

The department appreciates the intent of this bill and we agree that the exclusion of lands under the jurisdiction of the Department of Hawaiian Home Lands as noted in SB 139, SD 1 is appropriate.

Thank you for your consideration of our testimony.

SB-139-SD-1

Submitted on: 2/26/2023 10:18:35 AM

Testimony for WAM on 2/28/2023 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Galen Fox	Individual	Support	Written Testimony Only

Comments:

In SUPPORT of SB139, SD 1. Hawaii is in a major housing crisis driving our population to the mainland. More than half of native Hawaiians now live on the mainland. We need a massive number of low-cost housing units for residents to hold our population here. SB 139 will look for the state land that will supply the housing we need. Please pass SB 139.

SB-139-SD-1

Submitted on: 2/26/2023 5:01:58 PM

Testimony for WAM on 2/28/2023 10:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Bruce Anderson	Individual	Support	Written Testimony Only

Comments:

I support this bill to study opportunities for truly affordable housing on public land close to rail terminals. This is the few opportunities for us taxpayers to get any payback from the billions we have spent on light rail. The housing needs to be close to the train stations because the parking next to most of the stations is woefully inadequate.

SENATE COMMITTEE ON WAYS AND MEANS
Decision-Making on Feb. 28, 2023 at 10:00 am

SUPPORTING SB 139 SD 1

My name is John Kawamoto, and I support SB 139 SD 1 because it will identify lands that are most suitable for affordable housing.

Hawaii faces an affordable housing crisis that is so severe that residents are moving to places on the mainland where they can find housing that is more affordable. Meanwhile, a large proportion of the population is living paycheck to paycheck because they must pay for housing, and they don't have enough money remaining to pay for all of the other necessities of life. They have no choice but to cut back medicine or child care or other necessities. To improve the quality of life of tens of thousands of families, Hawaii needs tens of thousands of affordable homes, and the greatest need is on Oahu.

Those homes should be developed on land that supports affordability and sustainability. The study called for by the bill will identify State lands. That will help to control costs because the cost of land is typically about one-third of the cost of any housing development. Since it is State land, the land cost will be zero.

The lands will be within half a mile of rail stations, which will encourage the use of rail and discourage the use of personal vehicles. That will help to control the consumption of fossil fuel, which supports environmental sustainability.

No new housing should be built on agricultural land, which should be used for growing crops. Too much food is imported to Hawaii, which diminishes food security. Agricultural land should be preserved. The lands identified by the study will be on land that is urbanized.

In addition, those lands will qualify for density increases as transit-oriented development. Denser housing is more environmentally sustainable because it uses less land, requires less infrastructure, and uses less energy.

This bill will identify lands that are most appropriate for affordable housing. It is the necessary first step toward developing enough affordable housing for Hawaii families.

TESTIMONY OF ELLEN GODBEY CARSON IN SUPPORT OF SB139

I write in support of SB139. While I write as an individual, I have served as President and director of Institute for Human Services, a volunteer for Faith Action for Community Equity Housing Now, and member of the Church of the Crossroads Peace and Justice Mission Team, spending hundreds of volunteer hours helping Hawaii find better systemic ways to address its affordable housing crisis.

We need to create a large infusion of affordable housing within this decade, with tens of thousands of housing units economically built and offered at affordable rates. This study will assist in identifying state lands near rail transit stations that could be dedicated to housing to meet Hawaii's needs. Concentrating housing around our rail stations permits the country to remain country, while creating a dense urban corridor that will foster vibrant neighborhoods, jobs and retail services, while decreasing dependency on cars.

I have traveled to Singapore and marveled at their system that allows approximately 90% of their population to own their own home, at affordable prices, on an island that shares many of the same daunting challenges we have in Hawaii. Their success relies on several factors, one of which is building on government owned lands near transit stations so as to create less expensive housing in more functional settings.

Our current methods for creating affordable housing in this state have been inadequate, incremental, unbelievably slow and tedious. This study is a good start to identifying properties that could be used to make major progress on increasing our housing supply for Hawaii's families and workforce.

Respectfully submitted,

Ellen Godbey Carson
Honolulu, Hawaii