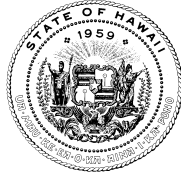


JOSH GREEN, M.D.  
GOVERNOR  
STATE OF HAWAII  
*Ke Kia'āina o ka Moku'āina 'o  
Hawai'i*

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



KALI WATSON  
CHAIRMAN, HHC  
*Ka Luna Ho'okele*

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

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

P. O. BOX 1879  
HONOLULU, HAWAII 96805

**TESTIMONY OF KALI WATSON, CHAIRMAN  
HAWAIIAN HOMES COMMISSION  
BEFORE THE SENATE COMMITTEE ON HOUSING  
HEARING ON MARCH 12, 2024 AT 1:00PM IN CR 225  
WRITTEN ONLY**

**HB 1761, HD 1, RELATING TO HOUSING**

March 12, 2024

Aloha Chair Chang, Vice Chair Hashimoto, and Members of the Committee:

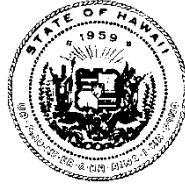
The Department of Hawaiian Home Lands (DHHL) supports this bill which 1) authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects; 2) exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions; 3) includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts; and 4) authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders, effective 7/1/3000.

This bill will be beneficial to the DHHL which has a crucial responsibility to provide and repair infrastructure in order to develop projects on Hawaiian Home Lands. The proposed tax exemption for bonds issued by HHFDC could be used for other State, County, and community needs. The proceeds and revenues from the regional state infrastructure subaccounts would help to ensure the long-term maintenance of development projects, as well as repayment to bond holders.

Thank you for your consideration of our testimony.

JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR



DEAN MINAKAMI  
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

### Statement of DEAN MINAKAMI

Hawaii Housing Finance and Development Corporation  
Before the

### SENATE COMMITTEE ON HOUSING

March 12, 2024 at 1:00 p.m.  
State Capitol, Room 225

In consideration of  
**H.B. 1761 HD1**  
**RELATING TO HOUSING.**

Chair Chang, Vice Chair Hashimoto, and members of the Committee.

HHFDC **supports** HB 1761 HD1, which, among other things, authorizes HHFDC to issue bonds for housing project infrastructure and to finance the development of regional state infrastructure projects.

The cost of off-site infrastructure is a major barrier to the development of housing statewide. These costs are typically paid by private housing developers who, in turn, pass them on to homebuyers and renters in the form of higher prices and rents. This bill will allow HHFDC to facilitate the development of infrastructure required to support new housing projects needed across the state.

Thank you for the opportunity to testify on this bill.



**HAWAI'I COMMUNITY  
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawai'i 96813  
Telephone: (808) 594-0300 Fax: (808) 587-0299  
Web site: <http://dbedt.hawaii.gov/hcda/>

JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR

CHASON ISHII  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

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Statement of  
**CRAIG K. NAKAMOTO**  
**Executive Director**  
Hawai'i Community Development Authority  
before the  
**SENATE COMMITTEE ON HOUSING**

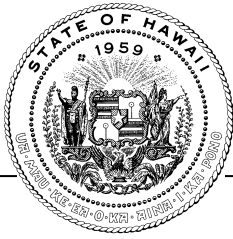
Tuesday, March 12, 2024  
1:00 p.m.  
State Capitol, Conference Room 225 & Videoconference

In consideration of  
**HB 1761 HD1**  
**RELATING TO HOUSING.**

Chair Chang, Vice Chair Hashimoto, and members of the Committee. The Hawai'i Community Development Authority (HCDA) supports HB1761 HD1, that authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects.

Lack of sufficient infrastructure is one of the greatest challenges to developing affordable housing here in Hawai'i. This measure offers an alternative finance option for regional infrastructure development and improvements.

Thank you for the opportunity to provide our comments.



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

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**MARY ALICE EVANS**  
INTERIM DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawaii'i 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii'i 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <https://planning.hawaii.gov/>

Statement of  
**MARY ALICE EVANS, Interim Director**

before the  
**SENATE COMMITTEE ON HOUSING**

Tuesday, March 12, 2024

1:00 PM

State Capitol, Conference Room 225

in consideration of  
**BILL NO HB 1761, HD1  
RELATING TO HOUSING.**

Chair Chang, Vice Chair Hashimoto, and Members of the Senate Committee on Housing:

The Office of Planning and Sustainable Development (OPSD) **strongly supports** House Bill 1761, HD1, which authorizes the Hawaii Housing Finance and Development Corporation to issue bonds for housing project infrastructure and to finance the development of regional state infrastructure projects.

Per the Legislature's direction and funding in Act 88, SLH 2021, Sec. 39, OPSD recently completed the *TOD Infrastructure Finance and Delivery Strategy*, which underscored growing housing needs statewide, and outlined a strategy to target existing and new revenue sources to fund housing production and supportive infrastructure, especially to leverage development on public lands (see [https://files.hawaii.gov/dbedt/op/lud/Reports/TOD\\_InfraFin\\_Strategy\\_20231221.pdf](https://files.hawaii.gov/dbedt/op/lud/Reports/TOD_InfraFin_Strategy_20231221.pdf)). The study identified the need for regular, predictable revenue sources to help finance regional public infrastructure to facilitate transit-oriented development (TOD) and affordable housing production.

This bill will allow HHFDC to facilitate the development of infrastructure required to support new housing projects needed across the state, especially in well-located TOD areas.

Thank you for the opportunity to testify on this measure.



March 11, 2024

Senator Stanley Chang, Chair  
Senator Troy Hashimoto, Vice Chair  
Committee on Housing

RE: **HB 1761 HD1 – RELATING TO HOUSING**  
**Hearing date – March 12, 2024 at 1:00 PM**

Aloha Chair Chang, Vice Chair Hashimoto, and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony **SUPPORTING THE INTENT OF HB 1761 HD1 – RELATING TO HOUSING**. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders, and other professionals.

HB 1761 HD1 authorizes the issuance of bonds for the Hawaii Housing Finance and Development Corporation's (HHFDC) to finance the development of infrastructure projects. Specifically, the bonds authorized under this measure may be utilized for infrastructure for housing projects financed by the bonds.

NAIOP supports the intent of this measure which seeks to provide funding to finance much needed infrastructure for housing projects in Hawaii. The development of additional housing inventory often comes hand in hand with the need to update aging infrastructure to accommodate the new units. The cost of updating infrastructure presents a major barrier to the development of housing projects. Furthermore, the cost often falls on the shoulders of the developers seeking to build the housing project which ultimately leads to the costs being passed down to the residents seeking to purchasing homes or units. We support this measure which will finance the cost of infrastructure projects and allow units to be delivered at a reduced price point to residents.

We do note that additional clarification is needed as the bonds issued under this measure does not appear to present a clear source of revenue for individual projects not in a designated TOD (transit-oriented development).

Senator Stanley Chang, Chair  
Senator Troy Hashimoto, Vice Chair  
March 11, 2024  
Page 2

Accordingly, NAIOP Hawaii supports the intent of HB 1761 HD1 which will ensure the continued production of homes for our residents. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'Reyn Tanaka', with a long horizontal flourish extending to the right.

Reyn Tanaka, President  
NAIOP Hawaii

# 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 HB1761 HD1: RELATING TO HOUSING

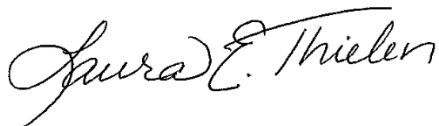
TO: Senate Committee on Housing  
FROM: Partners In Care (PIC)  
Hearing: **Tuesday, March 12<sup>th</sup>; 1:00 am; Room 225 & via videoconference**

Chair Chang, Vice Chair Hashimoto and Members of the Senate Committee on Housing:

Partners In Care (PIC) is a coalition of more than 60 non-profit homelessness providers and concerned organizations. The crisis of homelessness and the lack of affordable housing makes this measure so important to pass. We currently search every day for units that are appropriate and truly affordable. Issuing bonds for infrastructure for housing projects will enable developers to create more housing that is affordable in our state.

Thank you for the opportunity to provide written testimony **in support HB1761, HD1**, Relating to Housing.

Sincerely,



Laura E. Thielen  
Executive Director  
Partners In Care

**HB-1761-HD-1**

Submitted on: 3/11/2024 9:25:44 AM

Testimony for HOU on 3/12/2024 1:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

SUPPORT.

MAHALO!



**HOUSE COMMITTEE ON HOUSING**  
**Senator Stanley Chang, Chair**  
**Senator Troy N. Hashimoto, Vice Chair**

**NOTICE OF HEARING**  
**DATE: Tuesday, March 12, 2024**  
**TIME: 1:00 PM**

**Re: [HB1761 SD1](#) RELATING TO HOUSING.**

**Aloha Chair Chang, Vice Chair Hashimoto, and Members of the Committee:**

**My name is Linda Dorset, a resident of Maui County, and I am in STRONG SUPPORT of HB 1761 HD1.**

**Maui is currently in great need for affordable housing and ideas to overhaul a system that's not working need to be promoted. The cost of off-site infrastructure has always been a major barrier to the development of housing statewide. These costs are typically paid by private housing developers who, in turn, pass them on to homebuyers and renters in the form of higher prices and rents. Which in turn, adds up to be one of the greatest challenges to developing affordable housing here in Hawai'i. This measure offers an alternative finance option for regional infrastructure development and improvements.**

**Mahalo for the opportunity to testify!**

**Linda Dorset**  
**Wailuku, Maui**