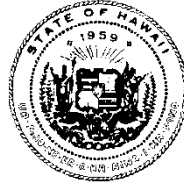


JOSH GREEN, M.D.
GOVERNOR



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
HOUSE COMMITTEE ON HOUSING
AND
HOUSE COMMITTEE ON WATER & LAND

Wednesday, March 20, 2024
9:05 AM – Room 312, Hawaii State Capitol

In consideration of
HCR 159 / HR 138

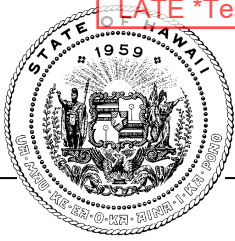
URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO ESTABLISH A MULTIAGENCY WORKING GROUP TO UPDATE THE MAPS, TIER TABLES, AND INVENTORIES OF STATE LANDS SUITABLE AND AVAILABLE FOR AFFORDABLE HOUSING DEVELOPMENT

Honorable Chair Evslin and Chair Ichiyama, and members of the House Committee on Housing, and House Committee on Water & Land, thank you for the opportunity to provide testimony on House Concurrent Resolution (HCR) 159 / House Resolution (HR) 138.

The Hawaii Public Housing Authority (HPHA) **offers comments** on HCR 159 / HR 138 which urges the Hawaii Community Development Authority to establish a multiagency working group to update the maps, tier tables, and inventories of state lands suitable and available for affordable housing development.

Please know that the HPHA stands ready to assist the Legislature in this endeavor and looks at this measure as an opportunity to be part of the overall solution needed to address all housing related issues in Hawaii.

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



LATE *Testimony submitted late may not be considered by the Committee for decision making purposes.

**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, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
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Statement of
MARY ALICE EVANS, Interim Director

before the
HOUSE COMMITTEE ON HOUSING
and the
HOUSE COMMITTEE ON WATER AND LAND

Wednesday, March 20, 2024
9:05 AM
State Capitol, Conference Room 312

in consideration of
HCR 159 / HR 138

**URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO
ESTABLISH A MULTIAGENCY WORKING GROUP TO UPDATE THE MAPS, TIER
TABLES, AND INVENTORIES OF STATE LANDS SUITABLE AND AVAILABLE FOR
AFFORDABLE HOUSING DEVELOPMENT.**

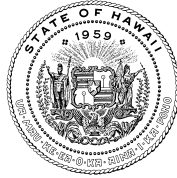
Chair Evslyn, Vice Chair Aiu, and Members of the House Committee on Housing; and
Chair Ichiyama, Vice Chair Poepoe, and Members of the House Committee on Water and Land:

The Office of Planning and Sustainable Development (OPSD) offers **comments** on
HCR159 and HR138, which urge the Hawaii Community Development Authority (HCDA) to
establish a multiagency working group to update the maps, tier tables, and inventories of state
lands suitable and available for affordable housing development.

OPSD is willing to assist any working group on addressing our housing needs, but has
concerns about HCDA (or any State agency) being able to deliver the technical work required to
update the maps, tier tables, and inventories without funding to hire consultant support. At the
Legislature's request in SCR162 (2023), OPSD conducted a similar staff-level unfunded analysis
which identified 91 planned projects with 66,000 units in TOD areas statewide, using existing
available resources and data. Based on that analysis, the *Toward a Transit-Oriented
Development Housing Investment Strategy, Report to the 2024 State Legislature* made several
recommendations (pp.16-18) about 1) how to assess, map, and evaluate the remaining public
lands that have not yet been studied, and 2) how to implement and prioritize housing projects on
those lands (https://files.hawaii.gov/dbedt/op/lud/Reports/OPSD_SCR162_Report_20231228.pdf).

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



KEITH A. REGAN
COMPTROLLER
KA LUNA HO'OMALU HANA LAULĀ

MEOH-LENG SILLIMAN
DEPUTY COMPTROLLER
KA HOPE LUNA HO'OMALU HANA LAULĀ

STATE OF HAWAI'I | KA MOKU'ĀINA O HAWAI'I
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES | KA 'OIHANA LOIHELU A LAWELAWE LAULĀ
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

WRITTEN TESTIMONY
OF
KEITH A. REGAN, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE
**COMMITTEES ON HOUSING
AND
WATER AND LAND**

WEDNESDAY, MARCH 20, 2024, 9:05 A.M.
CONFERENCE ROOM 312 AND VIA VIDEOCONFERENCE, STATE CAPITOL

H. R. 138 and H. C. R. 159

URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO ESTABLISH A MULTIAGENCY WORKING GROUP TO UPDATE THE MAPS, TIER TABLES, AND INVENTORIES OF STATE LANDS SUITABLE AND AVAILABLE FOR AFFORDABLE HOUSING DEVELOPMENT

Chairs Evslin and Ichiyama, Vice Chairs Aiu and Poepoe, and members of the Committees, thank you for the opportunity to submit testimony in **support** of H. R. 138 and H. C. R. 159.

H. R. 138 and H. C. R. 159 is urging the Hawaii Community Development Authority to establish a multiagency working group to update the maps, tier tables, and inventories of state lands suitable and available for affordable housing development. It is likely that accomplishment of the tasks identified for the working group will involve expenditures of resources beyond the existing capabilities of the identified agencies,

and therefore expenditures of State funds will be required to engage appropriate consultant services. Accordingly, the department urges the legislature to stand ready to appropriate funding in the amount(s) to be identified in the requested working group report as long as it does not adversely impact priorities identified in the executive supplemental budget request for FY 2025.

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



**HAWAI'I COMMUNITY
DEVELOPMENT AUTHORITY**

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Web site: <http://dbedt.hawaii.gov/hcda/>

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

CHASON ISHII
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
CRAIG K. NAKAMOTO
Executive Director
Hawai'i Community Development Authority
before the
HOUSE COMMITTEE ON HOUSING
and the
HOUSE COMMITTEE ON WATER & LAND

Wednesday, March 20, 2024
9:05 a.m.

State Capitol, Conference Room 312 & Videoconference

In consideration of
HCR 159 / HR 138

**URGING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO ESTABLISH
A MULTIAGENCY WORKING GROUP TO UPDATE THE MAPS, TIER TABLES, AND
INVENTORIES OF STATE LANDS SUITABLE AND AVAILABLE FOR AFFORDABLE
HOUSING DEVELOPMENT.**

Chairs Evslin and Ichiyama, Vice Chairs Aiu and Poepoe, and members of the Committees. The Hawai'i Community Development Authority (HCDA) offers suggestions about these resolutions, and respectfully **offers comments on HCR 159/HR 138**. The intent of this resolution is recognized and acknowledged.

This resolution, however, may not be necessary and may be somewhat duplicative of a report that was prepared and presented recently to the Legislature. The Legislature, in Senate Concurrent Resolution (SCR) 162 and House Resolution (HR) 188 (Resolutions), passed in the 2023 legislative session, requested the Office of Planning and Sustainable Development (OPSD) to identify sites with the capacity to accommodate 10,000 new homes per year for the next 50 years—to the extent allowed by the availability of urban lands, capital, subsidies, and incentives as well as market demand. The 2023 Resolutions also requested OPSD to convene a working group of representatives from the Hawai'i Housing Finance and Development Corporation (HHFDC), Hawai'i Community Development Authority (HCDA), and Hawai'i Public

March 20, 2024

Testimony of the Hawai'i Community Development Authority

Page 2

Housing Authority (HPHA). SCR 162 also included the Office of the Governor in the working group, referred to herein as the OPSD Report. No funds were appropriated for this effort.¹ The OPSD Report stated that “TOD housing investment areas have largely been mapped. Preliminary TOD project sites with planned housing or housing potential within TOD areas have been identified on nearly 4,000 acres of public lands...”

The State and Legislature’s focus appears to be to facilitate growth in transit-oriented development areas. About growth along the rail line, “TOD along the rail is one of the State’s biggest opportunities to sensibly direct growth, protect open space and agriculture, reinvigorate older neighborhoods, and build affordable housing on Oahu. Source: State of Hawai'i Strategic Plan for Transit-Oriented Development (2017, Rev. 2018). We offer that the mapping of TOD investment areas for infrastructure by the OPSD Report is sufficient to identify potential state land within TOD areas that are suitable for development. While more work is needed to identify additional sites, this mapping is sufficient.

Thank you for the opportunity to provide our comments.

¹ Source: *Toward a Transit-Oriented Development Housing Investment Strategy*, Report to the 2024 State Legislature, In Response to SCR 162 and HR 188, 2023 Legislative Session, Prepared by the Office of Planning and Sustainable Development Department of Business, Economic Development and Tourism.