



**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

Revised Testimony

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

Monday, March 25, 2024
1:30 p.m.
State Capitol, Conference Room 229 & Videoconference

In consideration of
SCR 55/SR 44

**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.**

Chairpersons Inouye and Chang, Vice Chairpersons Elefante and Hashimoto, and members of the Committees. The Hawai'i Community Development Authority (HCDA) offers suggestions about this resolution, and respectfully **offers comments**. 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 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..."

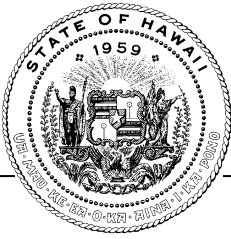
The State and Legislature's focus appears to be to facilitate growth in transit-oriented development areas. About growth along the rail line, "TOD along the rail is one of the State's biggest opportunities to sensibly direct growth, protect open space and agriculture, reinvigorate older neighborhoods, and build affordable housing on Oahu."²

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.

² Source: *State of Hawaii Strategic Plan for Transit-Oriented Development (2017, Rev. 2018)*.



**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
Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Interim Director

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

Monday, March 25, 2024
1:30 PM
State Capitol, Conference Room 229

in consideration of
SCR55 / SR44

**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 Inouye, Vice Chair Elefante, and Members of the Senate Committee on Water and Land; and Chair Chang, Vice Chair Hashimoto, and Members of the Senate Committee on Housing:

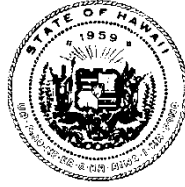
The Office of Planning and Sustainable Development (OPSD) offers **comments** on SCR55 and SR44, which urge the Hawaii Community Development Authority (HCDA) to establish a multiagency working group to update the maps, tier tables, and inventories of state lands suitable and available for affordable 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

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 WATER AND LAND
AND**

SENATE COMMITTEE ON HOUSING

March 25, 2024 at 1:30 p.m.
State Capitol, Room 229

In consideration of
SCR 55/ SR 44

**URGING 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.**

Chairs Inouye and Chang, Vice Chairs Elefante and Hashimoto, and members of the Committee.

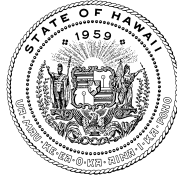
HHFDC **supports the concept** of SCR 55/ SR 44.

HHFDC is named as a member of the working group and agrees that the updates requested by this resolution will be a helpful tool for the development of new affordable housing.

We defer to HCDA as to whether they can provide administrative and clerical support to the working group.

Thank you for the opportunity to testify on this resolution.

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 HAWAII | KA MOKU'ĀINA O HAWAII
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 WATER AND LAND
AND
HOUSING**

MONDAY, MARCH 25, 2024, 1:30 P.M.
CONFERENCE ROOM 229 AND VIA VIDEOCONFERENCE, STATE CAPITOL

S. R. 44 and S. C. R. 55

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 Inouye and Chang, Vice Chairs Elefante and Hashimoto, and Members of the Committees, thank you for the opportunity to submit testimony in **support** of S.R. 44 and S.C.R. 55.

S.R. 44 and S.C.R. 55 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, we would humbly request that the legislature consider providing the necessary funding in the amount(s) to be identified through the 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.

SCR-55

Submitted on: 3/24/2024 8:31:52 AM

Testimony for WTL on 3/25/2024 1:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

Excellent idea. Such updates should be put on a regular schedule rather than requiring a SCR.

Mahalo!

SCR-55

Submitted on: 3/23/2024 1:11:08 PM

Testimony for WTL on 3/25/2024 1:30:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacqueline S. Ambrose	Individual	Support	Written Testimony Only

Comments:

Aloha,

Yes to;- 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.