

SB755



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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STATEMENT OF

ANTHONY J. H. CHING, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

SENATE COMMITTEE ON EDUCATION AND HOUSING

Monday, February 9, 2009

1:15 P.M.

State Capitol, Conference Room 225

**S. B. 755 - RELATING TO THE HAWAII COMMUNITY
DEVELOPMENT AUTHORITY.**

Purpose: This measure authorizes the Hawaii Community Development Authority (“HCDA”) to process applications for subdivision and consolidation of land for a planned development project with at least twenty percent of the total number of dwelling units in the project reserved for the sale or rental to qualified persons as determined by the Authority.

Position: The HCDA **supports** the passage of this proposal as the timeframe and economics related to the development and delivery of reserved or workforce housing in Kakaako will likely be enhanced as a practical result.

During the interim, I had the opportunity to meet with developers, lenders, housing advocates, and government agencies and discuss issues and opportunities related to the provision of reserved/workforce housing units in Kakaako. The participants in this informal discussions all cited multiple layers of governmental approvals and the resulting time delays as factors which may affect the feasibility of an otherwise worthy reserved housing project.

One solution that the working group agreed would provide some relief was to give the HCDA the power to review and approve applications for subdivision and consolidation of land for a planned development project where at least twenty percent of total numbers of dwelling units in the project are reserved for qualifying persons. Administrative rules will need to be promulgated but the HCDA is prepared to implement this measure, if approved.

Strategy Moving Forward. To effectively implement this responsibility to review and approve applications for subdivision, the HCDA would promulgate administrative rules which mimic the existing requirements of the City and County's ("C&C") current subdivision review. Applications for subdivision would be required to have received much the same review currently required by various C&C's programs (e.g., fire, police, wastewater, etc.) and must be completed at the time a planned development permit is also submitted to the HCDA for review and approval. To ensure that action is completed within the proposed ninety-day review period specified by this proposal, I envision that the HCDA will incorporate "permit-by-rule" procedures where the applicant certifies that applicable requirements and reviews have been completed. Of course, appropriate recordation for all subdivision actions will be an after-the-fact requirement.

If further streamlining of qualified reserved housing projects is desired, then I would note that the process outlined in S. B. 440 Relating to Counties (previously heard by this committee last week) if also enacted would further generate greater efficiency in the consideration of reserved housing through the C&C of Honolulu.

Thank you for the opportunity to submit this testimony.

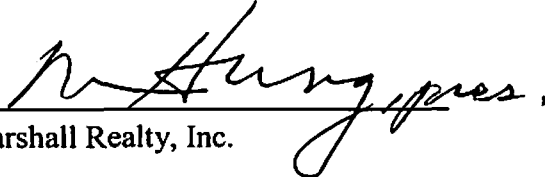
February 9, 2009


Senator Norman Sakamoto
Hawaii State Capitol
415 South Beretania Street, Room 230
Honolulu, Hawaii 96818

Re: S.B. No. 755, Public Hearing
February 9, 2009 at 1:15 p.m.

This proposed bill **should not be supported** by government as presently written. All fast track permitting by City, State and Federal government is reserved for crisis or emergency situations. A new development needs to be 100% affordable housing to qualify for the "emergency status" in Kakaako or any place in Hawaii.

Hope this makes sense.


Marshall Realty, Inc.


Kenneth Matsuura


Momi Cazimero



Housing Hawaii

Advocating Creating Maintaining Affordable Housing

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February 9, 2009

The Honorable Norman Sakamoto, Chair
Senate Committee on Education and Housing
Hawaii State Capitol, Room 230
Honolulu, HI 96813

Dear Chair Sakamoto and Members:

RE: SB 755, RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

I am Nani Medeiros, Executive Director of Housing Hawaii, testifying on Senate Bill 755, Relating to the Hawaii Community Development Authority (HCDA). This bill allows grants the HCDA the authority to approve subdivision and land consolidation for qualifying projects in the Kakaako Mauka area.

Housing Hawaii **supports the intent** of this bill. We recommend tightening up language in this bill that reflects the intent of the committee to with regard to “qualifying” projects as projects that meet certain reserved housing requirements.

Nani Medeiros
Executive Director

Executive Director
Nani Medeiros

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KAMEHAMEHA SCHOOLS

February 6, 2009

Testimony to the Senate Committee on Education and Housing

By: Michael G. Dang, Director
Endowment / Planning & Development

Hearing Date: Monday, February 9, 2009
1:15 p.m. – Conference Room 225

To: Senator Norman Sakamoto, Chair
Senator Michelle Kidani, Vice Chair
Members of the Committee

Re: SB 755: Relating to the Hawaii Community Development Authority.

Kamehameha Schools **supports the purpose and intent of this bill.** We support policies that encourage and support the actual building of more housing for Hawaii's people.

Thank you for the opportunity to testify on this legislation.

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