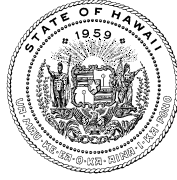


JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



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 LAWELAWÉ LAULĀ
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

WRITTEN TESTIMONY
OF
KEITH A. REGAN, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE

COMMITTEE ON LABOR

APRIL 11, 2025, 9:30 A.M.
CONFERENCE ROOM 309 AND VIA VIDEOCONFERENCE, STATE CAPITOL

S.C.R. 163, S.D. 1

REQUESTING THE COUNTIES TO ADOPT FLEXIBLE SETBACK REQUIREMENTS OR ESTABLISH VARIANCE PROCEDURES FOR STATE BUILDINGS AND FACILITIES TO ENHANCE LAND USE EFFICIENCY AND PUBLIC SERVICE DELIVERY.

Chair Sayama, Vice Chair Lee and Members of the Committee, thank you for the opportunity to submit testimony on S.C.R 169. S.D. 1.

The Department of Accounting and General Services (DAGS) supports this measure. Uniform setback requirements may limit the State's ability to develop or renovate public buildings and facilities in a manner that maximizes land use efficiency. Adopting flexible setback requirements or establishing variance procedures for State buildings and facilities would enable DAGS to maximize land use efficiency for the benefit of the public.

Thank you for the opportunity to provide testimony on this measure.

April 11, 2025, 9:30 a.m.
Hawaii State Capitol
Conference Room 309 and Videoconference

To: House Committee on Labor
Rep. Jackson D. Sayama, Chair
Rep. Mike Lee, Vice Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: SCR163 — REQUESTING THE COUNTIES TO ADOPT FLEXIBLE SETBACK REQUIREMENTS OR ESTABLISH VARIANCE PROCEDURES FOR STATE BUILDINGS AND FACILITIES TO ENHANCE LAND USE EFFICIENCY AND PUBLIC SERVICE DELIVERY.

Aloha Chair, Vice Chair and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [SCR163 SD1](#), which would request the counties to adopt flexible zoning setback standards or establish variance procedures for state buildings to maximize efficiency and improve public service delivery.

This is a commonsense resolution. Land costs in Hawaii can easily top \$2 million for relatively small commercial or industrial lots.¹ Because of this, it should be a priority for the state to get the most value out of taxpayer dollars when building or renovating its buildings.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

¹ Hawaii Information Service database, accessed March 26, 2025. Parcels included in this search were government owned properties between 10,000 and 15,000 square feet in lot area in the commercial and industrial property tax classes on Oahu. A subscription is needed to access the data.