

MAR 10 2017

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# SENATE CONCURRENT RESOLUTION

REQUESTING THE GOVERNOR TO NEGOTIATE LAND EXCHANGES FOR THE  
PURPOSE OF ACQUIRING PRIVATE LANDS SUITABLE FOR LONG-TERM  
DIVERSIFIED AGRICULTURE PRODUCTION IN EXCHANGE FOR STATE  
LANDS TO BE ACQUIRED FOR AFFORDABLE, WORKFORCE, AND OTHER  
HOUSING FOR HAWAII RESIDENTS.

1           WHEREAS, agriculture was the economic mainstay for many of  
2 Hawaii's rural communities; and

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4           WHEREAS, the agricultural industry, specifically sugar cane  
5 and pineapple, had a greater stake in how and where communities  
6 grew; and

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8           WHEREAS, over the past four decades, communities have  
9 witnessed the end of the era of Hawaii's plantation heritage;  
10 and

11  
12           WHEREAS, in 1971, the Kahuku sugar mill closed; in 1996,  
13 the Waiialua sugar mill closed; in 2008, Del Monte fresh produce  
14 ended operations; and in 2016, Hawaiian Commercial & Sugar  
15 Company ended sugar operations; and

16  
17           WHEREAS, a recent report released by the Department of  
18 Agriculture, Statewide Agricultural Land Use Baseline 2015,  
19 shows a dramatic change in agricultural land over the last  
20 thirty-five years as sugar production and pineapple production  
21 have downsized; and

22  
23           WHEREAS, according to the Department of Agriculture, there  
24 are 151,830 acres of agricultural land in crop production today  
25 compared to 350,830 acres in crop production in 1980; and

26  
27           WHEREAS, it is the State's responsibility under article XI,  
28 section 3, of the Hawaii State Constitution to conserve and  
29 protect agricultural lands, promote diversified agriculture,  
30 increase agricultural self-sufficiency, and assure the  
31 availability of agriculturally suitable lands; and



1  
2 WHEREAS, Hawaii's agricultural production is insufficient  
3 to meet the State's food consumption needs, and this over-  
4 reliance on imported food creates critical health, safety and  
5 security issues for Hawaii, the State's sustainable future, and  
6 preparedness in the event of future disaster, emergency, or  
7 crisis; and

8  
9 WHEREAS, attempts to stimulate diversified agriculture in  
10 the private sector through regulatory controls and land use and  
11 zoning restrictions is not sufficient to address the business  
12 needs and subsidies necessary to effectively and significantly  
13 increase diversified agriculture to the extent necessary to  
14 avoid Hawaii's agricultural self-sufficiency crisis; and

15  
16 WHEREAS, over the past few years, the State has made it a  
17 priority to shift toward sustainability in agriculture and  
18 decreasing our food imports; and

19  
20 WHEREAS, Act 55, Session Laws of Hawaii 2013, amends the  
21 Hawaii State Planning Act to create a new state policy to  
22 promote economically competitive activities that increase  
23 Hawaii's agricultural self-sufficiency, including the increased  
24 purchase and use of Hawaii-grown food and food products by  
25 residents, businesses, and governmental bodies; and

26  
27 WHEREAS, large tracts of agricultural land, including those  
28 formerly used for pineapple and sugar cane, are now fallow; and

29  
30 WHEREAS, these lands provide a unique opportunity for the  
31 State to fulfill the intent of the Hawaii State Constitution  
32 regarding diversified agriculture and agricultural self-  
33 sufficiency through acquisition of suitable agricultural land  
34 for long-term leases for diversified, bona fide agricultural  
35 operations to increase agricultural production; and

36  
37 WHEREAS, the State is facing a crisis in homelessness,  
38 affordable housing, workforce housing, and other housing  
39 inventory for Hawaii's residents; and

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41 WHEREAS, according to the December 2016 Report to the  
42 Hawaii State Legislature in response to Act 127, Session Laws of



1 Hawaii 2016, by the special action team on affordable rental  
2 housing, there is an estimated statewide need for approximately  
3 24,551 housing units in the five-year period from 2016 to 2020;  
4 and

5  
6 WHEREAS, the lack of suitable, entitled lands for  
7 development of appropriate housing is a major contributing  
8 factor to the housing crisis, and substantial obstacles and  
9 delays in entitling such lands result in discouraging  
10 development, lowering housing inventory, and raising housing  
11 prices, among other negative effects; and

12  
13 WHEREAS, land exchanges, the exchange of state lands in  
14 other states for privately owned lands to meet the needs of and  
15 to mutually benefit both parties, have provided public benefit  
16 in the areas of conservation, economic growth, ecology, and  
17 recreation; and

18  
19 WHEREAS, land exchanges present a viable method of  
20 addressing the many housing and agricultural issues facing the  
21 State because land exchanges present a win-win situation where  
22 the State is able to negotiate a mutually beneficial exchange of  
23 developable state lands for housing in exchange for privately  
24 owned agricultural lands for farming; now, therefore,

25  
26 BE IT RESOLVED by the Senate of the Twenty-ninth  
27 Legislature of the State of Hawaii, Regular Session of 2017, the  
28 House of Representatives concurring, that the Governor is  
29 requested to negotiate land exchanges for the purpose of  
30 acquiring private lands suitable for long-term diversified  
31 agriculture production in exchange for state lands to be  
32 acquired by private parties for development of affordable,  
33 workforce, and other housing for Hawaii residents; and

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35 BE IT FURTHER RESOLVED that the Governor coordinate with  
36 the Department of Agriculture, the Department of Land and  
37 Natural Resources, and any other department or agency of the  
38 State that holds title to or an assignment of state land that  
39 may be appropriate for exchange; and

40  
41 BE IT FURTHER RESOLVED that the negotiations endeavor to:  
42



- 1 (1) Obtain large tracts of suitable agricultural lands for
- 2 the State to lease to farmers for diversified
- 3 agriculture; and
- 4
- 5 (2) Provide to private parties suitable urban lands along
- 6 the rail transit corridor on Oahu for development of
- 7 affordable housing, workforce housing, and other
- 8 housing inventory for Hawaii residents, and mixed use
- 9 commercial and accessory uses within areas designated
- 10 for transit-oriented development and other appropriate
- 11 urbanized areas on Oahu; and
- 12

13 BE IT FURTHER RESOLVED that the Governor is requested to  
 14 submit a report to the Legislature no later than twenty days  
 15 prior to the convening of the Regular Session of 2018 on:

- 16
- 17 (1) The feasibility of any land exchanges of agricultural
- 18 parcels of high interest to the State in exchange for
- 19 urbanized lands along the rail transit corridor on
- 20 Oahu for appropriate private development of housing
- 21 negotiated by the Governor, a list of lands suitable
- 22 for such an exchange, and a description and the market
- 23 value of the parcels; and
- 24
- 25 (2) Any appropriations, proposed legislation, or
- 26 administrative action necessary to accomplish the
- 27 goals; and
- 28

29 BE IT FURTHER RESOLVED that certified copies of this  
 30 Concurrent Resolution be transmitted to the Governor,  
 31 Chairperson of the Board of Land and Natural Resources,  
 32 Executive Director of the Hawaii Housing Finance and Development  
 33 Corporation, and Chairperson of the Board of Agriculture.

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 35  
 36

OFFERED BY:

*Donald...*  
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