



HAWAII COMMUNITY DEVELOPMENT AUTHORITY

547 Queen Street, Honolulu, Hawaii 96817
Web site: <http://dbedt.hawaii.gov/hcda/>

DAVID Y. IGE
GOVERNOR

JOHN WHALEN
CHAIR

GARETT KAMEMOTO
INTERIM EXECUTIVE DIRECTOR

Telephone: (808) 594-0300
Fax: (808) 587-0299

STATEMENT OF
GARETT KAMEMOTO, INTERIM EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Before the
HOUSE COMMITTEE ON FINANCE

Tuesday, February 25, 2020
12:30 P.M.
State Capitol, Conference Room 308

in consideration of

HB 1928, HD1
RELATING TO DEVELOPMENT DISTRICTS

Chair Luke, Vice Chair Cullen, and members of the committee.

The Hawaii Community Development Authority (HCDA) **supports the intent of HB 1928, HD1**, which establishes the Pulehunui community development district on the island of Maui as a district under HCDA, authorizes HCDA to obtain financial aid from the federal government for projects, and appropriates funds and two full-time staff to implement this measure.

The HCDA staff estimates that the 2 FTEs, a project manager and a federal grant accountant, would cost approximately \$200,000 annually (assuming General Funds are used). The 2 FTEs will conduct preliminary studies and perform functions to comply with federal government requirements.

Thank you for the opportunity to testify on **HB 1928, HD1**.

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
SUZANNE D. CASE
Chairperson**

**Before the House Committee on
FINANCE**

**Tuesday, February 25, 2020
12:30PM
State Capitol, Conference Room 308**

**In consideration of
HOUSE BILL 1928, HOUSE DRAFT 1
RELATING TO DEVELOPMENT DISTRICTS**

House Bill 1928, House Draft 1 proposes to establish the Pulehunui Community Development Authority on the Island of Maui as an autonomous community development authority under the Hawaii Community Development Authority (HCDA) for the purposes of developing the Pulehunui community development district. The measure also proposes to authorize the HCDA to obtain various forms of financial aid from the federal government for projects for the authority, and appropriate funds for the development of the Pulehunui Community Development District and the establishment of two full-time equivalent positions. **The Department of Land and Natural Resources (Department) supports this measure and offers a friendly amendment.**

The proposed Pulehunui community development district would include the parcel that serves as the project site for the Department's proposed industrial and business park. The Department desires to develop an approximately 280-acre portion of the property identified as Tax Map Key (2) 3-8-008:001 for a light industrial and business park. The Department intends to lease a variety of small, medium and large lots to private lessees for the purpose of generating income to support the Department's resource protection programs. This project will also require the provision of necessary infrastructure, including water and wastewater systems. The Department has been working with other State and county agencies in order to address these issues. This measure would provide a significant financial opportunity to successfully provide the necessary infrastructure to not only the Department's project, but other proposed State and County projects in the immediate vicinity.

The Department respectfully requests the committee adopt the following amendments (underscored) to SECTION 1 of the measure, specifically the proposed Section 206E-A, Hawaii Revised Statutes. The purpose of the amendment is to provide consistency with the Department's proposed use of the property.

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

"§206E-A Pulehunui community development district; purpose; findings. The legislature finds that the lands of Pulehunui, Maui are underutilized. Redeveloping, renovating, or improving these public lands in a manner that will provide suitable recreational, residential, educational, industrial, government services and commercial areas where the public can live, congregate, recreate, attend schools, and shop, as part of a thoughtfully integrated experience, is in the best interests of the State and its people.

The legislature further finds that the establishment of an autonomous community development authority under the Hawaii community development authority is the best method of addressing the planning and development of the public lands in Pulehunui, Maui.

This part establishes the Pulehunui community development district and the Pulehunui community development authority to make optimal use of public land for the economic, residential, educational, industrial, government services, and social benefit of the people of Hawaii.

The legislature finds that the jurisdiction of the authority shall include development within the Pulehunui community development district. Any development

within the district shall require a permit from the
authority."

Thank you for the opportunity to comment on this measure.



**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879
HONOLULU, HAWAII 96805

TESTIMONY OF WILLIAM J. AILA, JR, CHAIRMAN
HAWAIIAN HOMES COMMISSION
BEFORE THE HOUSE COMMITTEE ON WATER, LAND, & HAWAIIAN AFFAIRS
HEARING ON FEBRUARY 12, 2020 AT 10:30AM IN CR 325

HB 1928 RELATING TO DEVELOPMENT DISTRICTS

February 10, 2020

Aloha Chair Yamane, Vice Chair Todd, and members of the Committee:

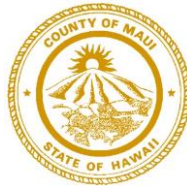
Thank you for the opportunity to testify in support of House Bill 1928. This bill establishes the Pulehunui community development district on the island of Maui as a community development district within the authority of the Hawaii Community Development Authority (HCDA) and authorizes the HCDA to obtain various forms of financial aid from the federal government for projects of the authority.

The Department of Hawaiian Home Lands (DHHL) has been leading an effort to develop a regional infrastructure master plan to serve certain State lands in Pulehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. The Pulehunui community development district proposed in this bill does not include the parcels DHHL owns in Pulehunui, but are adjacent to DHHL lands. DHHL supports any effort toward obtaining funds to develop in this area.

Thank you for your consideration of our testimony.

Michael P. Victorino
Mayor

Sananda K. Baz
Managing Director



OFFICE OF THE MAYOR
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

February 24, 2020

TESTIMONY OF MICHAEL P. VICTORINO
MAYOR
COUNTY OF MAUI

BEFORE THE HOUSE COMMITTEE ON FINANCE
Tuesday, February 25, 2020, 12:30 p.m.
Conference Room 308

HB1928 HD1 RELATING TO DEVELOPMENT DISTRICTS

Honorable Sylvia Luke, Chair
Honorable Ty J.K. Cullen, Vice Chair
Honorable Members of the House Committee on Finance

Thank you for this opportunity to submit testimony in **FULL SUPPORT of HB1928 HD1.**

The Legislature has concluded that the redevelopment, renovation and improvement of the underutilized public lands of Pulehunui will provide appropriate recreational, residential, educational and commercial development. HB1928 HD1 establishes guidance policies allowing a newly-formed autonomous community district authority to plan, design and construct facilities both within and without the district, with the proviso that development outside the district shall consist of infrastructure, drainage, roadway realignments, and business and industrial relocation. Land use and development within the district is to complement existing county and state policies and plans affecting the district.

The measure further authorizes the district authority to borrow money or accept grants from the federal government in aid of any development project within the district; procure insurance or guarantees from the federal government; and execute other contracts with the federal government, all with the aim of securing federal support for the construction, maintenance and operation of any appropriate development within the district. Section 4 provides for an appropriation of funds specifically for the Pulehunui district.

Accordingly, I strongly urge you to pass HB1928 HD1.

February 24, 2020
Page 2