

**STATE OF HAWAII  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

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Statement of  
**MARY ALICE EVANS, Director**  
before the  
**HOUSE COMMITTEE ON HOUSING**

Wednesday, April 10, 2024  
10:00 AM  
State Capitol, Conference Room 312

in consideration of  
**SCR55, SD1**

**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 Evslin, Vice Chair Aiu, and Members of the House Committee on Housing:

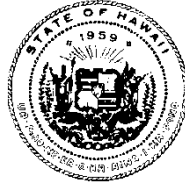
The Office of Planning and Sustainable Development (OPSD) offers **comments** on SCR55, SD1, which urges the Hawaii Community Development Authority (HCDA) to establish a multiagency working group to update the maps, tier tables, and inventories of state lands suitable and available for affordable housing 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](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  
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Statement of  
**DEAN MINAKAMI**  
Hawaii Housing Finance and Development Corporation  
Before the

### **HOUSE COMMITTEE ON HOUSING**

April 10, 2024 at 10:00 a.m.  
State Capitol, Room 312

In consideration of  
**SCR 55 SD1**

**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.**

Chair Evslin, Vice Chair Aiu, and members of the Committee.

HHFDC **supports the concept** advocated for in SCR 55 SD1.

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 it has the capacity to administer the working group.

Thank you for the opportunity to testify on this resolution.



**HAWAI'I COMMUNITY  
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR

CHASON ISHII  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Statement of  
**CRAIG K. NAKAMOTO**  
**Executive Director**  
Hawai'i Community Development Authority  
before the  
**HOUSE COMMITTEE ON HOUSING**

Wednesday, April 10, 2024  
10:00 a.m.  
State Capitol, Conference Room 312 & Videoconference

In consideration of  
**SCR 55, S.D. 1**

**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.**

Chairperson Evslin, Vice Chairperson Aiu, and members of the Committee, 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.<sup>1</sup> 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."<sup>2</sup>

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.

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<sup>1</sup> 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.

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