

**TESTIMONY TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION BOARD OF
DIRECTORS MEETING
JUNE 9, 2022**

[Discussion on a Policy and Strategy for Lease Rent Renegotiations for the Waiahole Valley Agricultural Park and Residential Lots Subdivision Located in Waiahole, Koolaupoko, Oahu, TMK Nos.: \(1\) 4-8 \(various\)](#)

I am Judith Clark, a tenant in good standing on an agricultural lease in Waiahole Valley. I have lived in Waiahole Valley since 1976.

The lease negotiations provide opportunities for changing conditions of the lease agreements that have been problematic for the residents and for the State of Hawaii. The following are some of the concerns that I would like to address:

1. As stated in the documents prepared by HHFDC staff for this meeting, terms in the lease make it impossible to obtain bank loans for repairs or renovations on the properties.
2. The farmers that signed the leases in 1998 are aging. Many do not have family members who want to sustain the farms. We are not able to pass the lease on to non-family members who are willing and able to continue farming the land.
3. The Waiahole Water System was not well designed and constructed. It began to have leaks and other issues within a few years of its construction. Repairs and maintenance are and will continue to be costly.
4. The popularity of the Waiahole Poi Factory is causing traffic and parking issues that need to be addressed. The situation is potentially dangerous for pedestrians, including students at Waiahole Elementary School.
5. The documents provided for this meeting show that a significant number of tenants are not meeting the current financial requirements of the lease. No information has been provided about efforts by HHFDC staff to address this issue. Increasing lease amounts will not be effective if the payments are not made. At the same time, it is important to recognize that many lease holders have very low income and terminating leases is likely to result in an increase in homelessness.

Thank you for this opportunity to testify.

Sincerely,



Judith F. Clark