

WRITTEN DIRECT TESTIMONY OF GARY MACKLER

1. **Please state your name and business address for the record.**

Gary Mackler

2. **What is your current occupation?**

Recently retired (6/1/17) after 23+ years of service with the County Housing Agency.

3. **Please briefly describe your educational background.**

University of Hawaii (Manoa), BA, 1979

Western State University College of Law, JD, 1984

4. **How long have you worked for the County Housing Agency?**

23 years

5. **What positions have you held with the County Housing Agency?**

Housing Development Coordinator - Development Division

6. **What responsibilities and duties are required in your current position?**

I coordinate the implementation of affordable housing development projects throughout planning, predevelopment, and construction phases. Duties include, but are not limited to conducting site suitability evaluations and due diligence tasks prior to land acquisition; procuring consultants and developers to complete studies, design, and project development; and administering HUD's federal housing grant programs to leverage other financing programs used to develop affordable rental and for-sale housing. I also assist the Housing Director on most housing related matters, and supervise six (6) Development Division staff.

7. **To what professional organizations do you belong?**

I currently serve as Kauai's representative on the State's Affordable Rental Housing Special Action Team created by Act 127 to recommend actions to the Legislature to increase the supply of rental housing affordable to low- and moderate-income families.

8. **Could you briefly describe what a housing development coordinator does?**

My primary role is to participate in the planning and development of affordable housing. This broadly entails facilitating the implementation of affordable housing development and use of financial resources to construct and permanently finance projects.

9. **Please briefly describe some of the projects that you have been involved with over the course of your career.**

Since joining the Housing Agency in 1994, I have been involved in more than 20 affordable housing developments. Some of the projects include Paanau Village in Koloa (110 rentals), Kalepa Village in Hanamaulu (180 rentals), Kilauea Estates (49 homes), Rice Camp Senior Housing in Lihue (90 rentals), Kolopua in Princeville (44 rentals), Eleele Iluna Subdivision (126 homes), and Koae Workforce Housing in Koloa (134 rentals).

10. **Have you ever testified under oath based on your work position before a judicial or administrative body?**

No

11. **If yes, when and where did you testify?**

12. **Have you ever testified as an expert based on your work position before a judicial or administrative body?**

No

13. **If yes, when and where did you testify?**

14. **Are you familiar with the Lima Ola Workforce Housing project ("Project") being developed by the County of Kauai Housing Agency?**

Yes

15. **Please describe your involvement in the Project.**

I was involved in the preliminary feasibility assessment of the project site. I procured due diligence studies, and worked with A&B Properties to consummate the land purchase from McBryde Sugar Company. I worked with Kimura International, a consultant retained to prepare the initial master plan. I have been involved in the County's 201-H land entitlement process. I have attended numerous public meetings to provide information to the Lima Ola Advisory Committee and community members.

16. **Are you familiar with the term "Land Banking"?**

Yes. Parcels of land that are not immediately developed or reserved to meet a future housing need is essentially "Land Banked" for future development.

17. **Does Lima Ola function as a Land Bank?**

Yes, Lima Ola will function as a Land Bank, inasmuch as entitled land is a critical

resource in meeting future affordable housing needs for Kauai's residents.

18. **During your time working as the Housing Development Coordinator, what qualities did you look for prior to development of a site?**

As with any site selection, we initially analyze site conditions to evaluate suitability for development. With Lima Ola, we looked at site topography and soil conditions, proximity to infrastructure (water; sewer, roads, power), and site location to nearby services, employment centers, and proximity to existing residential areas. Prior to site acquisition, we conducted a Phase 1 Environmental Site Assessment to identify potential contaminants, and subsequent to the acquisition, we conducted an Environmental Assessment under Chapter 343, HRS.

19. **How does Lima Ola compare to other sites you have developed?**

I have worked on land development for other projects, such as Paanau Village, Kalepa Village, Rice Camp Senior Housing, and Koae Workforce Housing. In comparison to these sites, I would say that the Lima Ola site is comparable in terms of site suitability and development potential.

20. **During your time working as the Housing Development Coordinator, were any alternatives to Lima Ola explored?**

In 2004, the County Council passed Resolution No. 2004-44, which resolved for the County Administration to take an active role in the development of affordable housing by acquiring land in close proximity to infrastructure to minimize development cost. Thereafter, Mayor Baptiste convened meetings with several private landowners (e.g. Grove Farm, A&B Properties; Kikiaola Land Company; Princeville Corporation) to encourage participation in addressing the social problem of inadequate housing supply. A&B Properties eventually emerged as the only private landowner in the group to offer land for purchase.

In 2006, the County Administration also worked closely with Governor Lingle's administration to identify eight (8) large parcels of state land (Kekaha, Waimea, and Kapaa) for affordable housing development. However, most of these sites were unsuitable or infeasible to develop due to topography, infrastructure constraints, road access, and ceded lands.

21. **What is your assessment of the need for the Project?**

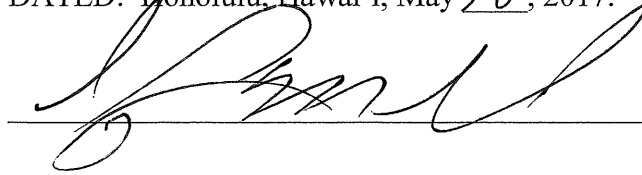
Relative to demand, Kauai is in dire need of more affordable housing supply for its resident population. Lima Ola's development will produce critically needed housing supply to meet some of Kauai's current and future housing needs.

22. **Did you rely on any other studies or consultations in drawing your conclusions regarding the need for the Project?**

23. **In your professional opinion, will development of the Project have a positive impact on the housing deficit on Kaua'i?**

Yes

DATED: Honolulu, Hawai'i, May 10, 2017.

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be the name of the signatory.