



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



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KALAELOA

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## STATEMENT OF

ANTHONY J. H. CHING, EXECUTIVE DIRECTOR  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

HOUSE COMMITTEE ON WATER, LAND, OCEAN RESOURCES &  
HAWAIIAN AFFAIRS

Monday, February 11, 2008

9:30 A.M.

State Capitol, Conference Room 312

### **H. B. 2525 - RELATING TO HAWAII COMMUNITY DEVELOPMENT AUTHORITY.**

**Purpose:** Requires the Hawaii Community Development Authority (HCDA) to incorporate smart growth principles in its community plan rules.

**Position:** The HCDA supports the passage of this legislative proposal as its enactment would only codify the existing "smart growth" practices of the HCDA administering both the Kakaako and Kalaeloa Community Development Districts.

**Smart Growth Principles.** Principles of Smart Growth and its alliance with existing practices of the HCDA include:

- Create a Range of Housing Opportunities and Choices – The HCDA currently administers a 20% reserve housing program in Kakaako. In addition, we support the efforts of the Hawaii Housing Finance & Development Corporation to provide additional housing opportunities for their target population.

- Create Walkable Neighborhoods – The motto of the HCDA is to create better communities. Our improvement projects include parks and pedestrian friendly streets and environments.
- Encourage Community and Stakeholder Collaboration – While some might question the efforts of the HCDA in this area, I remain committed to the planning and community collaboration process. The HCDA has a long history of engaging with the community and stakeholders in the formulation of its plans and will continue to do so.
- Foster Distinctive, Attractive Communities with a Strong Sense of Place – Design for a sense of place is a capacity and objective of the HCDA.
- Make Development Decisions Predictable, Fair and Cost Effective – The HCDA has an established assessment methodology, planning and rulemaking processes. These processes are an integral part of ensuring that our development decisions are appropriately vetted, clear and consistent.
- Mix Land Uses – The HCDA established three zoning designations (MUZ – C, MUZ –R and MUZ-RA). All three designations allow mixed use and feature inclusionary zoning.

- Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Area – Open space and park development have been prominent in the improvement and projects undertaken by the HCDA and required of planned developments in Kakaako.
- Provide a Variety of Transportation Choices – Both Kalaeloa and Kakaako have been targeted for alignment of the proposed City & County mass transit system. Pedestrian friendly environments, bikeways and access to mass transit options are featured in our planned developments and improvement projects.
- Strengthen and Direct Development Towards Existing Communities – The objective of the HCDA is to redevelop existing regional centers and communities.
- Take Advantage of Compact Building Design – The market place already demands that design rather than sprawl is the operative principle practiced by the HCDA.

Thank you for the opportunity to provide testimony in support of this proposal.



Legislative Testimony  
**HB 2525, HAWAII COMMUNITY DEVELOPMENT AUTHORITY**  
House Committee on Water, Land, Ocean Resources & Hawaiian  
Affairs

February 11, 2008  
Room: 312

9:30 a.m.

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The Office of Hawaiian Affairs (OHA) **SUPPORTS** HB 2525, which requires the Hawaii Community Development Authority (HCDA) to incorporate smart growth principles in community plan rules. The inclusion of smart growth principles in the community development plans would support the growing ideas of sustainability in our islands.

The smart growth principles proposed by this bill would include: a range of housing opportunities, walkable neighborhoods, community input in decision-making, building strong senses of place, mixing land uses, preserving open space and natural landscapes, multiple transportation choices, and compact building designs. These principles would encourage more responsible developments that would preserve the important characteristics of Hawai'i that OHA supports.

The inclusion of smart growth principles into community plan rules for development within all community development districts will allow all development governed by the HCDA to occur in a sustainable manner. By guiding development through these land uses policies and rules, open space, natural and cultural resources, and agricultural lands should be protected through these measures. By incorporating smart growth policies into the community plan rules, potential future development will be guided toward areas that are appropriate for development, therefore protecting open space and farmland. Smart growth principles should help mitigate sprawling developments and therefore protecting Native Hawaiian cultural landscapes, especially on the urban fringe and in rural areas.

OHA urges the Committee to PASS HB 2525. Thank you for the opportunity to testify.



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February 8, 2008

**The Honorable Ken Ito, Chair**  
House Committee on Water, Land,  
Ocean Resources & Hawaiian Affairs  
State Capitol, Room 312  
Honolulu, Hawaii 96813

**RE: H.B. 2525 Relating to Hawaii Community Development Authority**  
**Hearing Date: February 11, 2008 @ 9:30 a.m., Room 312**

Dear Chair Ito and members of the House Committee on Water, Land, Ocean Resources & Hawaiian Affairs:

On behalf of our 10,000 members in Hawaii, the Hawaii Association of REALTORS® (HAR) supports the intent of H.B. 2525.

HAR served on the Interim Task Force on Smart Growth created pursuant to HR 259, Regular Session of 2007 and was very pleased with the high level of cooperation and discussion that occurred at all of the meetings. H.B. 2525 incorporates smart growth principles in the Hawaii Community Development Authority (HCDA) community plan rules. HAR believes that these smart growth principles will significantly improve the quality of life in all the neighborhoods and certainly in those areas that come under the jurisdiction of the HDCA.

HAR looks forward to working with our state lawmakers in building better communities by supporting quality growth, seeking sustainable economies and housing opportunities, embracing the cultural and environmental qualities we cherish, and protecting the rights of property owners.

Mahalo for the opportunity to testify.