



COLLEGE OF SOCIAL SCIENCES

**public policy center**

UNIVERSITY OF HAWAI'I AT MĀNOA

Testimony of  
**Sharon Y. Miyashiro**

House Committee on Human Services & Housing and  
Committee on Health

Tuesday, February 12, 2008  
8:30 a.m.  
Conference Room 329

**IN SUPPORT OF H.B. 3251, Relating to Taxation**

I am Sharon Miyashiro, Principal Investigator of a transit-oriented community-based development project at the University of Hawaii at Manoa's Social Sciences Public Policy Center. Based on the findings of our work, we strongly support H.B. 3251, which addresses community concerns related to development arising out of transit construction; and, more specifically, providing mechanisms and opportunities to support affected communities.

For the past year the "Transit-Oriented Community-Based Development" project, funded by the Honolulu City Council, and conducted by the Department of Urban and Regional Planning, University of Hawaii at Manoa, and the Hawaii Alliance for Community-Based Economic Development, explored grassroots planning models to assist three urban communities to articulate possible and preferred scenarios for social and economic revitalization as well as build their capacity to address future development, including opportunities and disruptions that may occur with transit development.

Three communities – Ala Moana-Sheridan-Kaheka (AMSK); Kakaako-Mauka (K-M); and McCully-Moiliili (MM) – engaged in a year-long study and deliberation of the specific community values, preferences for future development and challenges in achieving their vision to remain in place in their respective communities. We found that the value prized by all three communities was the ability to remain in place – whether it was a small business in Kakaako-Mauka or the senior citizen in Ala Moana-Sheridan-Kaheka. They did differ in focus and character, however, and there was no "one size fits all" solution. It is for this reason that H.B. 3251 is attractive in meeting the mixed needs and desires of communities which may be disrupted due to transit development.

Among these three communities, we found a high proportion of the residents of AMSK were elderly over 65 years of age and 72% desiring to live the rest of their lives in their current homes. And over 70% identified the need for health care or medical services within the next 10

years. As provided in H.B. 3251, support in the form of tax incentives to developers of moderate and low income housing and for community health care facilities and service providers, will address this urgent and growing community need, and, as importantly, develop the necessary infrastructure for a continuing economic development and base to support the needs of the community: a win-win scenario for the future.

MM residents are younger, with only 16% over 65 years of age. Only 41 percent wanted to remain in their homes for the rest of their lives perhaps because over 70% of the residents are renters. Therefore, SB 3165, by affording opportunities for developers to construct low and moderate income housing, would benefit communities such as McCully-Moillili.

H.B. 3251 creatively addresses the diverse needs of our communities in transition; and, in particular, those who are most likely to be adversely affected and disrupted by development, including transit development.

**Based on the foregoing we strongly support of H.B.3251, and ask for your favorable action.**

Thank you for the opportunity to testify.