

Community Voice, Collective Action

February 6, 2008

Senate Committee on Economic Development and Taxation;  
Transportation and International Affairs; & Human Services and Housing  
Wednesday February 6, 2008 2:45 pm  
CR 224

## **SB 3165 Strong Support**

Dear Joint Committee Members:

The Hawaii Alliance for Community Based Economic Development (HACBED) is proud to support and offer testimony for **SB 3165**.

For more than a year, HACBED has been involved in the Transit Oriented Community Based Development (TOCBD) project. TOCBD is funded by the Honolulu City Council and administered by the Department of Urban and Regional Planning, University of Hawaii at Manoa. HACBED's involvement has been to ensure that when we talk about opportunity for growth in our communities, whatever the reason or stimulus may be, that we lead with community participation. To this end, HACBED convened the three participating communities individually for several months to establish priorities for community development. The three communities are; Ala Moana- Sheridan- Kaheka -(AMSK); Kakaako-Mauka (KM); and McCully- Moiliili (MM). Each of these communities participated in a series of facilitated meetings, events, and projects to establish goals that not only meet the needs of the community but contemplate the opportunities that may and can arise from the proposed new High Occupancy Transit routes.

On November 15, 2007, the three communities convened a joint community outreach presentation program. The purpose of this program was to share with the public and decision makers the findings of the work. While the communities shared many priorities and values they did differ in specifics.

SB 3165 addresses the needs, concerns and hopes of these three communities. It carefully identifies the individual needs of the these three communities. Specifically, the AMSK community boasts a large aging population with the hope to remain in their homes for the rest of their lives. In order to reach this goal, we must provide opportunities for health care and medical services to be placed inside this community.

In MM, most residents are renters and population of seniors is split in their desire to remain in the community for the rest of their lives. SB 3165 offers developers the opportunity to construct new and retrofitted low income housing that will benefit and improve the community.

Finally, the high occupancy transit system has allowed these three communities to search for answers on how they can improve their neighborhoods, invest in their future and improve their safety. **SB 3165 is a direct response to the wishes and needs established by the TOCBD process and is needed.**

Thank you for the opportunity to testify.

Sincerely,

Justin Fanslau  
Associate Director

Testimony of  
**Duk Hee Murabayashi**

Senate Committees on Economic Development and Taxation; Transportation and  
International Affairs; and Human Services and Housing

Wednesday, February 6, 2008  
2: 45 pm  
Conference Room 224

**IN SUPPORT OF S.B. 3165, Relating to Taxation**

I am Duk Hee Murabayashi, participating planner of the “Transit-Oriented Community-Based Development” project, funded by the Honolulu City Council. Purposes of this project is to explore grassroots planning models to assist three urban communities in articulating possible and preferred scenarios for social and economic revitalization, and to 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 specific community values, preferences for future development and challenges to achieving their vision within their respective communities.

I participated in the AMSK and found that a high proportion of the residents of AMSK were elderly (over 65 years of age) and 72% desire to live the rest of their lives in their current homes. Over 70% identified the need for health care or medical services within the next 10 years. As provided in SB3165, 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 importantly, develop the necessary infrastructure for continuing economic development and a base to support the needs of the community.

Based on these findings, I strongly support S.B. 3165, which addresses community concerns related to development arising out of transit construction; and more specifically, providing mechanisms and opportunities to support affected communities. S.B. 3165 creatively addresses the needs of AMSK and, in particular, those who are most likely to be adversely affected and disrupted by development, including transit development.

**Based on the foregoing I strongly support S.B. 3165 and ask for your favorable action.**

Thank you for the opportunity to testify.

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Testimony of  
**Colette M. Sakoda**

Senate Committees on Economic Development and Taxation; Transportation and  
International Affairs; and Human Services and Housing

Wednesday, February 6, 2008

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**IN SUPPORT OF S.B. 3165, Relating to Taxation**

I am Colette M. Sakoda, Owner and Principal of Environmental Planning Solutions, LLC, an environmental and community planning consultant firm in Honolulu, Hawaii. As a planning professional for the past 20 years and having grown up in the Ala Moana-Sheridan-Kaheka community, I strongly support S.B. 3165.

The urban Ala Moana-Sheridan-Kaheka community consists of a large proportion of residents over 65 years of age, and among them 72% wish to live the rest of their lives in their current homes (UH-Manoa and Hawaii Alliance for Community-Based Economic Development, 2007). This desire to age in place, coupled with the fact that over 70% express the need for health care or medical services within the next 10 years, S.B. 3165 addresses community concerns related to development arising out of transit construction; and, more specifically, providing mechanisms and opportunities to support affected communities such as the Ala Moana-Sheridan-Kaheka neighborhood.

As provided in SB3165, 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 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.

S.B. 3165 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 S.B. 3165 and ask for your favorable action.**

Thank you for the opportunity to testify.