



LAND USE RESEARCH
FOUNDATION OF HAWAII

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February 3, 2011

Senator Donovan M. Dela Cruz, Chair and Senator Malama Solomon, Vice Chair
Committee on Water, Land and Housing

**Testimony of the Land Use Research Foundation of Hawaii in Support of SB 16,
Transit-Oriented Development; Loan Guaranty.**

Thursday, February 3, 2011 at 1:15 p.m. in CR 225

My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii (LURF), a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety.

We appreciate the opportunity to provide our testimony **in support of SB 16**, and to offer comments.

SB 16. This bill establishes a loan guaranty for transit-oriented development (TOD) projects which include affordable housing.

LURF's Position. The establishment of a loan guaranty as proposed by SB 16 would encourage and promote the development of TOD projects which include affordable housing, thereby satisfying the need for lower income housing and maintaining a balance of mixed-income housing at or near transit stations. A wider diversity of mass transit users, in turn, should increase and secure transit ridership, making public transportation in Honolulu more economically viable.

We believe that by providing an incentive for the development of affordable TOD housing projects, this bill will be economically beneficial to the State's economy, and will help address the residents' need for affordable housing.

LURF is therefore in **support of SB 16**, and we respectfully urge your favorable consideration. Thank you for the opportunity to present our testimony regarding this matter.