



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA
KALAELOA

Neil Abercrombie
Governor

Brian Lee
Chairperson

Anthony J. H. Ching
Executive Director

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

BEFORE THE
HOUSE COMMITTEE ON FINANCE

ON

Wednesday, February 26, 2014

2:00 P.M.

State Capitol, Conference Room 308

in consideration of

**H. B. 1865, H. D. 1 – RELATING TO THE HAWAII COMMUNITY
DEVELOPMENT AUTHORITY.**

Purpose: Requires the Legislative Auditor to conduct a management and fiscal audit of the Hawaii Community Development Authority (HCDA) report its findings to the State Legislature.

Position: I provide the following comments with respect to the study of the HCDA by the Legislative Auditor. These comments represent my own position and not that of the Authority as I have not had the opportunity to elicit their thoughts and collective response.

No Findings to Support Amendments. There are no findings indicating the problem that the legislation seeks to identify or provide justification for this audit of the HCDA. I also offer the following comments.

Testimony reflects the view and position of the Executive Director and not that of the Authority.

- The Legislative Auditor currently conducts a financial audit of the HCDA as a part of the State' Comprehensive Annual Financial Review. It is my belief that this audit already analyses the HCDA's expenditure of funds and procurement procedures.
- As the legislation does not provide any appropriation, I wonder whether the Legislative Auditor possesses the capacity to examine the effectiveness of the Authority, its oversight procedures and its efforts to encourage community participation.

Thank you for the opportunity to provide these comments.



Chamber of Commerce HAWAII
The Voice of Business

**Testimony to the House Committee on Finance
Wednesday, February 26, 2014 at 2:00 P.M.
State Capitol - Conference Room 308**

**RE: HOUSE BILL 1865, HD1 RELATING TO THE HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

Chair Luke, Vice Chairs Nishimoto and Johanson, and members of the committee:

The Chamber **opposes** HB 1865, HD1 Relating to the Hawaii Community Development Authority.

The Chamber is the largest business organization in Hawaii, representing more than 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the “Voice of Business” in Hawaii, the organization works on behalf of its members, which employ more than 200,000 individuals, to improve the state’s economic climate and to foster positive action on issues of common concern.

We understand that the recent activities in Kakaako have brought attention to the manner in which HCDA oversees redevelopment activities in Kakaako. Consideration should be given to the fact that HCDA was originally established in 1976 to redevelop substantially undeveloped, blighted, or economically depressed areas that are or are potentially in need of renewal, renovation, or improvement to alleviate such conditions as dilapidation, deterioration, age, and other such factors or conditions which make such areas an economic or social liability.

The legislature also found that there exists within the State vast, unmet community development needs. These include, but are not limited to, a lack of suitable affordable housing; insufficient commercial and industrial facilities for rent; residential areas which do not have facilities necessary for basic live-ability, such as parks and open space; and areas which are planned for extensive land allocation to one, rather than mixed uses.

It is further determined that the lack of planning and coordination in such areas has given rise to these community development needs and that existing laws and public and private mechanisms have either proven incapable or inadequate to facilitate timely redevelopment and renewal.

Based on these pressing needs, the legislature created a new and comprehensive authority for community development to join the strengths of private enterprise, public development and regulation into a new form capable of long-range planning and implementation of improved community development. The purpose of Chapter 206E HRS was to establish such a mechanism



Chamber of Commerce HAWAII

The Voice of Business

in the Hawaii community development authority, a public entity which shall determine community development programs and cooperate with private enterprise and the various components of federal, state, and county governments in bringing plans to fruition. For such areas designated as community development districts, the legislature believes that the planning and implementation program of the Hawaii community development authority will result in communities which serve the highest needs and aspirations of Hawaii's people.

After almost 40 years of public investment in infrastructure based on the planned redevelopment of the area, the market conditions are such that private developers are moving forward with a variety of projects in Kakaako. The plans to redevelop Kakaako and the public investment in infrastructure are being realized.

It would be unfortunate if the planned density and the return on investment in infrastructure are not fully realized in Kakaako by allowing full build out. It would also raise legitimate questions on the type of business climate the State is creating if investors and developers have no predictability or certainty when a state agency is overseeing redevelopment efforts. The Chamber does support reasonable increases in time allotments for public input should there be compelling evidence that the public does not have enough time to provide their input.

Thank you for the opportunity to express our views on this matter.

finance1

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 9:34 AM
To: FINTestimony
Cc: henry.lifeoftheland@gmail.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Henry Curtis	Life of the Land	Support	Yes

Comments:

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Kaka'ako Ūnited

Testimony of
Sharon Y. Moriwaki
Before the
House Committee on Finance
Wednesday, February 26, 2014, 2:00 p.m., Conference Room 308

In Support of HB 1865, HD1, Relating to the Hawaii Community Development Authority

To: Chair Sylvia Luke, Vice Chairs Scott Nishimoto and Aaron Ling Johanson, and Members

My name is Sharon Moriwaki. I am a resident of Kaka'ako and president of Kaka'ako Ūnited, an organization of citizens concerned about Kaka'ako's future, and particularly concerned when HCDA began approving major development projects, 11 in the past year, without following the plans and rules that the community adopted in 2011.

We support the intent and directives in HB 1865, HD1, which will ensure HCDA fulfill its mission and responsibilities as envisioned in Chapter 206E, HRS. Specifically, we support the performance assessment and financial audit of HCDA and its accountability relating to:

- ✓ Compliance with state and county law;
- ✓ Adequacy of representativeness and fairness of the authority's current composition;
- ✓ Existence of oversight procedures to ensure accomplishment of its original purpose;
- ✓ Adequacy of the authority's procedures for encouraging community participation and implementing its suggestions in creating and/or amending its development plan(s);
- ✓ Expenditures in accordance with the authority's original purpose;
- ✓ Examination of the authority's procurement procedures;
- ✓ Examination of procedures and criteria in selecting contractors'
- ✓ Existence of procedures to ensure fair, equitable, and non-wasteful or fraudulent fiscal behavior

It has been 37 years since the HCDA was established and therefore the audit as required under HB 1865, HD1 is appropriate and long overdue. HCDA should be evaluated to determine whether it is meeting its charge to develop Kaka'ako to achieve the goals of Chapter 206E, HRS, i.e. to create a mixed use, mixed density, and mixed income community that would "meet the needs and aspirations of Hawaii's people." We therefore strongly support and urge your passage of HB 1865, HD1.

Thank you for your consideration and support.

KŪ: Kaka'ako Ūnited
415 South Street Main Office • Honolulu, Hawaii 96813
www.kakaakounited.org • info@kakaakounited.org



Ensuring the quality of life for an integrated Kaka'ako community from mauka to makai.



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February 26, 2014

COMMITTEE ON FINANCE

Rep. Sylvia Luke, Chair
Rep. Scott Nishimoto, Vice Chair
Rep. Aaron Ling Johanson, Vice Chair

HB 1865 HD1
RELATING TO HAWAII COMMUNITY DEVELOPMENT DISTRICT

Committee Chair Luke and Members;

Hawaii's Thousand Friends (HTF) supports HB 1865 HD1 requiring the Auditor to conduct a management and financial audit of the Hawaii Community Development Authority.

It has been 37 years since HCDA was created to address "unmet community development needs" such as "lack of suitable affordable housing; insufficient commercial and industrial facilities for rent; residential areas which do not have facilities necessary for basic livability, such as parks and open space; and areas which are planned for extensive land allocation to one, rather than mixed uses."

Upon passage in 1976 the Legislature believed "...that the planning and implementation program of the Hawaii community development authority will result in communities which serve the highest needs and aspirations of Hawaii's people." (§206E-1 Findings and purpose)

Has HCDA met these purposes?

While HCDA says YES the constant drum of resident's complaints and protests and newspaper accounts it appears the answer is NO. Thus, a management and financial audit is necessary to determine fact from fiction.



A'ohe hana nui ka alu'ia
"No Task Is Too Big When Done Together By All"

HAWAII BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO

735 Bishop Street, Suite 412 * Honolulu, Hawaii 96813
(808) 524-2249 - FAX (808) 524-6893

KIKA G. BUKOSKI
Executive Director

February 25, 2014

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Local 221

Honorable Representative Sylvia Luke, Chair
Honorable Representative Scott Nishimoto, Vice Chair
Honorable Representative Aaron Ling Johanson, Vice Chair
Members of the Committee on Finance
Hawaii State Capitol
415 South Beretania Street
Honolulu, HI 96813

RE: OPPOSITION to HB1865, HD1 RELATING TO HCDA
Hearing: Wednesday, February 26, 2014, 2:00 p.m. Conference Room 308

Honorable Chair, Vice Chair and Committee Members;

The Hawaii Building & Construction Trades Council, AFL-CIO is a chartered member of the Building and Construction Trades Department, AFL-CIO which was first organized in 1908 and comprised of 14 out of 15 international construction trade unions with 386 state, local and provincial councils in the United States and Canada and an estimated 15,000 members locally. Our primary mission being to provide employment opportunities and living wages for many of Hawaii's working men and women in the construction industry.

The Council respectfully OPPOSES HB1865, HD1, which requires the Auditor to conduct a management and financial audit of the Hawaii Community Development Authority and report its findings to the Legislature

The Hawaii Community Development Authority was created in 1976 by the State Legislature to plan future developments of underutilized urban areas in Hawaii. In an effort to balance the increasing challenges of urban sprawl, preserving open space, promoting local agriculture, planning for future growth, and reinvigorating and maximizing high density urban core areas, HCDA has risen to that challenge and the charge given them over three decades ago.

We understand and appreciate that not all will agree with change, especially when it might directly and adversely impact individuals, but sometimes change is necessary in order to evolve and adapt for continued growth and sustainability.

HCDA is not just a single community's issue. It's an island wide issue and a piece of a larger "General" Plan that includes Ewa (Kalaeloa) and Windward (Ko'olaupoko) O'ahu. It's an island wide initiative to direct smart growth concepts to certain areas of the island for certain area specific reasons in order to maximize the efficiencies and deficiencies of the area and improve on what's currently there.

Infrastructure, roadways, modes of travel, maximizing and reinvigorating existing footprint, economic opportunity, quality of life...although just a few, these are all part of the overall plan to improve O'ahu.

Under normal circumstances, the Council would support such audits and further agrees that information resulting from such audits can be used as great tools to improve upon existing processes that are intended to serve the best interest of all,

However, the Council is greatly concerned that based upon the intent and purpose of HB1865 in its original form, the information collected may likely be used instead as a tool to misrepresent facts and distort information to destroy rather than improve a process that is intended to improve the community of Kaka'ako for all to enjoy.

It takes great vision, coupled with perseverance, resolve, commitment and fortitude to 'realize' that vision and "stay the course"

A known philosopher-poet, Ralph Waldo Emerson was once quoted,

"Whatever course you decide upon, there is always someone to tell you that you are ...

There are always difficulties arising that tempt you to believe that your critics are right...

To map out a course of action and follow it to an end requires courage."

This is not 'just' about jobs, this is not just about one community, or one or two individuals, this about recognizing the possibilities (HCDA) before us, identifying and evaluating all of the variable externalities, concerns and considerations; applying the best methods of sustainable planning available today and plotting a 'course' for O'ahu's future...the kind of future we would want to pass on to our next generation.

We urge you to reconsider this measure and allow the Hawaii Community Development Corporation to realize the vision of a "Better O'ahu".

Thank you for the opportunity to provide comments in opposition to HB1865, HD1.

*A'ohe hana nui ka alu'ia
"No Task Is Too Big When Done Together By All"*

finance1

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 24, 2014 1:16 PM
To: FINTestimony
Cc: ewabond@gmail.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/24/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
John Bond	Kanehili Cultural Hui	Support	No

Comments: Look in the future for a large People's Liberation Navy warship parked out in front of Kakaako. The US Navy's intelligence assessment is that the Chinese military is moving full speed ahead with a confrontation with the US Navy, the Navy of Japan and the navies of neighboring nations in the Pacific. Honolulu's Kakaako developer Greed Fest will absolutely prove what a misguided conjob this over development of the waterfront really is when the future Pacific naval war erupts and Honolulu becomes a ghost town of tall buildings with owners in the People's Republic of China. China's military is already developing aircraft carriers and ballistic nuclear submarines and have publically boasted how many Americans they will be able to kill in West Coast cities with one strike. China's military has already sworn to take islands from Pacific nations, including Japan. The war is coming. This is who developers are marking these waterfront building's to- America's future enemy. This isn't hype- this is a US Navy intelligence assessment of what is coming. It was put forth in a major US Naval Institute conference just last week by US naval intelligence experts. Bad, bad stupid greedy development policy destined to be a total future disaster for everyone in Honolulu except those who hope to pocket the money and get out fast before the next Pacific war starts.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 24, 2014 2:48 PM
To: FINTestimony
Cc: rontthi@gmail.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/24/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Ronald Taniguchi	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 24, 2014 4:13 PM
To: FINTestimony
Cc: lynnehi@aol.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/24/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
lynne matusow	Individual	Support	No

Comments: I am in strong support of this bill. An audit would create transparency where now thick opaqueness exists. The future of Kakaako is in our hands, and we must be able to ascertain what is being done correctly and incorrectly by the HCDA. lynne matusow, 60 n. beretania, #1804, honolulu 96817

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 24, 2014 5:17 PM
To: FINTestimony
Cc: aycockburr@aol.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/24/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Virginia Aycock	Individual	Support	No

Comments: I support this bill. Audits are much needed.

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From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 24, 2014 5:12 PM
To: FINTestimony
Cc: ralpheburr@aol.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/24/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Ralph E. Burr	Individual	Support	No

Comments: I support this bill. An in depth audit, regularly, is greatly needed.

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 9:52 AM
To: FINTestimony
Cc: vsc@hawaiiantel.net
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Victoria Cannon	Individual	Support	No

Comments: We support this bill. HD1. Please require management and financial audit of HCDA.
Victoria and Trudy Cannon

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Testimony for the
Committee on Finance
Wednesday, February 26, 2014, 1400 hrs
Conference Room 308
HB 1865 HD1
Relating to the Hawaii Community Development Authority (HCDA)

Chairperson Luke, Vice Chairperson Nishimoto and Vice Chairperson Johanson and Members of the Committee

My name is Grace Ishihara and I am a resident of Kakaako. Thank you giving me this opportunity to submit a testimony.

I strongly **support HB 1865 HD1** which requires the Auditor to conduct a management and financial audit of the HCDA and report its findings to the Legislature.

I am deeply concerned about the ongoing uncontrolled rate of development approvals in the recent months (particularly condo tower approvals) by HCDA and how funds are being utilized internally. HCDA needs a control mechanism and should be accountable for all monies spent.

I recommend that this bill be approved and implemented as soon as possible.

Grace Ishihara
ue-wale0903@hotmail.com

Testimony of

Cara Kimura

Before the House Committee on Finance

Wednesday, February 26, 2014

House Bill 1865: Relating to the Hawaii Community Development Authority

My name is Cara Kimura and I am in support of HB1865 HD1 and the other bills pertaining to the Hawaii Community Development Authority (HCDA) before you today. I have lived in Kakaako for the past 15 years and have lived on Oahu my entire life (45 years). As a lifelong resident of Honolulu, I recognize that many places have lost their former charm and livability, even within my lifetime -- places like Waikiki and Makiki. I do not want Kakaako to become the next victim.

While working part-time as an oral history transcriptionist, I had the opportunity to hear the stories of men and women who survived the attack on Pearl Harbor, most of whom are retired military veterans. Many of them have returned to Oahu for reunion gatherings on the anniversary of the attack. A common lament from the survivors is how much Hawaii, specifically Waikiki, has changed in the decades since World War II. They reflect that much of the natural beauty of Waikiki they once enjoyed is now obscured by an overabundance of hotels and luxury stores. They miss the things that made Waikiki a favorite spot for shore leave and recreation. Locals often say something similar -- Waikiki holds no appeal for them, they only go to Waikiki if they have to, avoiding the traffic, congestion and overpriced stores whenever possible. The same fate awaits Kakaako without legislative intervention.

Much has been said about the planned development of Kakaako - promises of a walkable neighborhood, a mix of low-, mid- and high-rise buildings, pedestrian-friendly plazas and bike paths -- a place where residents can live, work and play. Unfortunately, in its fervor to spur development in our district, the HCDA has significantly reneged on these promises to make concessions in favor of developers who are just looking to build big profits instead of the real community that we all deserve.

Most recently at the hearings for 801 South Street Tower B development permit, residents found numerous violations of the Mauka Area Rules in the developer's proposed plans -- such as the lack of adequate, meaningful recreation space - even going so far as counting

the building's lobby as "recreation space;" failure to apply for multiple permits concurrently in order to notify the public of the full magnitude of all phases of the project; obstruction of the view preservation corridor along South Street; and others. Additionally, area resident and engineer, Ariel Salinas, submitted his analysis of the pricing of Tower B units and showed that erroneous figures and calculations were used to derive "affordable" prices for the target market of the average workforce buyer. In truth, only a handful of units in Tower B could be called affordable for a household earning 140% of the area median income - the maximum allowed for a workforce buyer. Despite this analysis and despite the lack of conformance to the Mauka Area Rules and Plan, the HCDA Executive Director recommended approval of the permit and the authority concurred. I would also strongly urge this body to audit the 801 South Street project.

It is time take a step back and look at Kakaako as a whole, to make sure its development is headed in the right direction, fulfilling the vision laid out in its master plans, mauka and makai. An audit of the agency is needed to ensure that it is fulfilling its obligation to the taxpayers of Hawaii; to re-examine what Kakaako is becoming and ensure that we don't turn it into this century's Waikiki. Before Oahu becomes home to yet another congested district that locals avoid -- and cannot afford to live in -- I urge you to pass HB1865 HD1.

finance1

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 24, 2014 8:30 PM
To: FINTestimony
Cc: drjlam@aol.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/24/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
jerry lam	Individual	Support	No

Comments: The HCDA has overstepped its authority and a report from the auditor will surely bring these examples to the public. pLease support this Bill.

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Sent: Tuesday, February 25, 2014 7:19 AM
To: FINTestimony
Cc: williamlee244@gmail.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
William Lee	Individual	Support	No

Comments:

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Sent: Tuesday, February 25, 2014 5:07 AM
To: FINTestimony
Cc: surfandsea05@yahoo.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Lillian Nishimura	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 4:15 AM
To: FINTestimony
Cc: leiotaloha@yahoo.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Julie Nishimura	Individual	Support	No

Comments: I support HB 1865 HD1. The task of overseeing all development in Kakaako and Kalaeloa is tremendous. Decisions made in the coming years will likely impact tens of thousands of lives. When the task is this significant (and possibly the liability as well), I think it would be helpful to have an auditor review the authority's work. It would help to protect everyone involved, and it would be well worth the effort.

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finance1

From: Web Nolan <webnolan@hawaii.rr.com>
Sent: Tuesday, February 25, 2014 8:25 AM
To: FINTestimony
Cc: Rep. Scott Saiki; Sen. Brickwood Galuteria; carol fukunaga
Subject: Testimony supporting four HCDA bills for FIN hearing Feb 26

Rep Luke and members of the House Finance Committee:

My name is Webster Nolan, a condo owner/resident in Kakaako for the past 20 years. I also worked in Kakaako in the 1960s and early 1970s, and like many residents and business people in the district, share deep concerns about what our state government is allowing HCDA to do to our neighborhoods.

I strongly support HB1863 HD1, HB1865 HD1, HB1866 HD1, HB1867 HD1, all of which are modest proposals to realign the actions, rules and decisions of the HCDA to conform to the provisions and intent of the 1975/76 legislation that created the Authority.

Evidence and testimony submitted by concerned citizens of Kakaako to the Authority, the Legislature and Honolulu City Council during the past five months in connection with the "801 South Street, Phase Two" development project, overwhelmingly demonstrates that the Authority has frequently and flagrantly violated state laws and its own rules, as well as disregarded common decency, with respect to public participation in the decision-making process, affordability of proposed "workforce" housing, environmental considerations (traffic, sewage, public health and safety, open space), the need for recreational and green areas for a growing population, and the frequently expressed public demand to provide land for an elementary school in Kakaako.

Additionally, the Authority habitually grants substantial exemptions to developers and their financial backers, thereby awarding itself arbitrary powers that blatantly conflict with fundamental and constitutional rights of the citizenry.

The bills under consideration today offer a few small steps toward rectifying these rogue activities. Most Kakaako residents want the area to grow along the lines of the Mauka General Plan, providing more jobs and pleasant living conditions at affordable prices, and we recognize that high property costs and other factors make achieving these goals a serious but certainly not insurmountable challenge. Today, however, the largest obstacle is the Authority itself, and we urgently ask this committee and the full Legislature to approve these bills as a starting point toward getting HCDA back on track.

Thank you for the chance to offer our suggestions for your consideration.

finance1

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 7:41 AM
To: FINTestimony
Cc: eo50@icloud.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Eric Okamura	Individual	Support	No

Comments:

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finance1

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 6:49 AM
To: FINTestimony
Cc: rkorph@gmail.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Ron Okamura	Individual	Support	Yes

Comments: A review of impact fees collected is welcomed. HCDA has not made public how many dollars they collected as impact fees from developers. Will the tax payers end up supporting the infrastructure improvements in the area?

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Sent: Tuesday, February 25, 2014 4:54 AM
To: FINTestimony
Cc: bsuzui@msn.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Bryan Suzui	Individual	Support	No

Comments:

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To: FINTestimony
Cc: bknunies@gmail.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Bernard Nunies	Individual	Support	No

Comments: An audit of the HCDA is long overdue! I strongly support HB1865 in conducting a management and financial audit of this agency as it has been a rogue entity with no accountability to the people for too long!

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 12:17 PM
To: FINTestimony
Cc: connie.smyth54@gmail.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
connie smyth	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 12:17 PM
To: FINTestimony
Cc: ismyth@hawaiiantel.net
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
isaac smyth	Individual	Support	Yes

Comments:

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To: FINTestimony
Cc: ismyth@hawaiiintel.net
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
isaac smyth	Individual	Support	Yes

Comments:

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Testimony in Strong Support of HB1865, HD1
Requires the State Auditor to Perform a
Management and Financial Audit of HCDA

House Committee on Finance
Wednesday, February 26, 2014
2:00 pm, Room 308

House Bill 1865, HD1 Relating to the Hawaii Community Development Authority

My name is Wayne Takamine and I am in support of HB1863, HD1

I am a concerned citizen and I have been following the actions of the HCDA in the development of Kaka'ako and the lack of transparency and accountability in their actions.

HB 1865 HD1 Requires the Auditor to conduct a management and financial audit of the Hawaii Community Development Authority and report its findings to the Legislature:

- Ensure HCDA is accomplishing original purpose
- Compliance with all state and county laws
- Determine that the authority's board adequately represents all interested parties
- Confirm that HCDA encourages community input and suggestions on master plan
- Analysis of the budget
- Examination of HCDA's method to select contractors, lessees and lessors
- This act would take effect upon its approval with the auditor submitting their findings prior to 2015 session

Respectfully,

Wayne Takamine
Chair
Kaka'ako Makai Community Planning Advisory Council (CPAC)

finance1

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 1:58 PM
To: FINTestimony
Cc: MSMatson@hawaii.rr.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Michelle Matson	Individual	Support	Yes

Comments: I fully support HB 1865 and encourage the State Legislature and the State Auditor to make this an immediate priority.

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Sent: Tuesday, February 25, 2014 1:54 PM
To: FINTestimony
Cc: ptadaki@hotmail.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Paula B Tadaki	Individual	Support	No

Comments: HCDA has been an independent agency with no oversight. An audit at this time would ensure transparency of agency's activities.

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From: Pam Wood <pwood229@gmail.com>
Sent: Tuesday, February 25, 2014 2:49 PM
To: FINTestimony
Subject: HB 1865, HD1 Testimony Support

Testimony of
Pamela Wood
Before the House Committee on Finance
Wednesday, February 26, 2014 at 2:00 pm, Room 308
HB 1865, HD1
Relating to the Hawaii Community Development Authority

Chair Representative Sylvia Luke and Members of the House Committee on Finance:

My name is Pamela Wood and I am in support of HB 1865, HD1. I live in Kakaako and appreciate the opportunity to testify and share my experience of working with HCDA during the past year. I ask that you consider including an audit of HCDA's standards for determining sales prices and sales programs that benefit the "Reserved" and "Workforce" housing target buyer. I asked HCDA if status reports were required to insure the public purpose was being met; and, was told, "We will not know sales results until the Certificate of Completion is issued." This will be too late.

Chapter 218, Kakaako Reserved Housing Rules, clearly states the "rules" for buyers of "reserved" housing units. The last two pages of these rules, Subchapter 4, refer to Workforce Housing Project (s). I have learned there are no guidelines or rules for determining:

- 1) The factors or values used to determine sales prices are affordable to the target market;
- 2) Whether the target market can qualify for financing at these affordable prices;
- 3) Whether the units are being sold to the target market.

The current requirements to qualify as a workforce housing project are: 1) 75% of the units are "set aside" for families earning between 100 to 140% of the AMI; 2) no financial assistance is required from any government source; and 3) the units are limited in size. In return, the developer is given the following benefits - 100% density bonus, exemptions from the Reserved Housing Rules, exemption from the public facilities dedication fee and HCDA may consider "modifications" to the Mauka Area Rules. Usually modifications are requested because the increased density encroaches on public open space, set back requirements, height and distance between buildings.

The developer benefits from building a Workforce Housing project, but the Workforce may not be the end user. Units are only "set aside" for the Workforce for the first 60 days and thereafter may be sold to anyone during the 2 ½ to 3 year construction period.

Is this the legislature's intent? If not, I encourage you to review the analysis Ariel Salinas presented as part of his testimony on SB2699. My main concern is that HCDA used an interest rate of 2.9% to determine the affordable sales price at a time when lenders were qualifying buyers at a 5.5% interest rate. We all know the lower the interest rate, the higher the purchase price a borrower can afford. The person harmed in this situation is the Workforce Buyer who discovers he cannot afford the listed sales price. This doesn't matter to the developer, because after the 60 day "set aside" financially qualified market buyers and investors can be added to the list.

If the community is being asked to give up open space, accept increased density and demands on the infrastructure, then the legislature should insure the "Reserved" and "Workforce" Buyer is the beneficiary.

Thank you for listening to my concerns, I appreciate the time you have given me.

Pamela Wood
725 Kapiolani Blvd., #3002

finance1

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 4:17 PM
To: FINTestimony
Cc: cfrith@fbsmgt.com
Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Cynthia Frith	Individual	Support	No

Comments: Auditing the HCDA is the proper way to make sure that this authority is functioning in a manner that is clearly fiscally honest and sound. There are huge amounts of taxpayer money at stake, and development that will last permanently.

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finance8-Danyl

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 6:11 PM
To: FINTestimony
Cc: management@hawaiishoppingcenter.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Rachelle Nobriga	Individual	Support	No

Comments:

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Hawai'i Construction Alliance



P.O. Box 179441
Honolulu, HI 96817
(808) 348-8885

February 25, 2014

The Honorable Sylvia Luke, Chair
The Honorable Scott Nishimoto, Vice Chair
The Honorable Aaron Ling Johanson, Vice Chair
and members
House Committee on Finance
Honolulu, Hawai'i 96813

RE: Comments on HB1865 HD1

Dear Chair Luke, Vice Chairs Nishimoto and Johanson, and members:

The Hawai'i Construction Alliance would like to comment on HB1865 HD1, which requires the Auditor to conduct a management and financial audit of the Hawaii Community Development Authority and report its findings to the Legislature.

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Hawai'i Masons Union, Local 1 and Local 630; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the four member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the four basic crafts of Hawai'i's construction industry.

The four unions of the Hawai'i Construction Alliance have been strong advocates for the development of a vibrant, mixed-use community in Kaka'ako. Over the next several years, Kaka'ako will grow to include housing that local residents can afford, support good-paying jobs, and host amenities for the general public to enjoy. Hundreds of our members are currently at work on projects within the Kaka'ako area, and we are proud to be a part of the transformation of Kaka'ako into a place where people can live, work, play, and raise families.

In order for Kaka'ako to proceed with responsible growth, all stakeholders must feel confident in the processes and decisions of the HCDA, a goal which we philosophically support. A full, thorough, and detailed management and financial audit may help to accomplish this goal.

Respectfully, however, we ask your committee and colleagues within the Legislature to consider making this request to the State Auditor through a resolution instead of a bill.

Mahalo for the opportunity to provide these comments.

Yours truly,

Tyler Dos Santos-Tam
Executive Director
Hawai'i Construction Alliance
execdir@hawaiiiconstructionalliance.org

finance1

LATE

From: mailinglist@capitol.hawaii.gov
Sent: Tuesday, February 25, 2014 6:57 PM
To: FINTestimony
Cc: clamor808@yahoo.com
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Clara K Morikawa	Individual	Support	No

Comments:

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 Sent: Tuesday, February 25, 2014 8:17 PM
 To: FINTestimony
 Cc: jjn@lava.net
 Subject: Submitted testimony for HB1865 on Feb 26, 2014 14:00PM

HB1865

Submitted on: 2/25/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
James Nelson	Individual	Support	No

Comments: I support having the auditor thoroughly examine how HCDA does or does not achieve its statutory purposes under HRS Chapter 206E. I would add to the auditor's scope of inquiry in this measure by prescribing that the auditor also examine precisely how HCDA's nine appointed members delegate authority to the executive director and the executive director's staff. As Vice-Chair Nishimoto has pointed out in a previous hearing, it is exceedingly strange that the Executive Director purports only to speak for himself and not for a majority, or indeed any portion of the nine appointed HCDA members. The auditor should examine how this situation has come to be and recommend how the public and the legislature can be assured in the future that the HCDA members themselves support or do not support the Executive Director's positions. Thank you for supporting this measure and moving it forward.

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LATE

February 25, 2014

The Honorable Sylvia Luke and
Members of the House Finance Committee

Subject: Supporting the Hawai'i Community Development Authority

Dear Representative Luke:

The Hawai'i Chapter of the American Planning Association, representing approximately 270 public and private sector planners statewide, wishes to extend support for the Hawai'i Community Development Authority (HCDA). We feel that higher-density development in the Kaka'ako area is consistent with the City and County of Honolulu's General Plan and Primary Urban Center Development Plan.

Developing Honolulu's urban core, including Kaka'ako, to its full potential will preserve O'ahu's agricultural land and open space, and help to "keep the country, country." Furthermore, the housing opportunities planned for Kaka'ako are sorely needed to address O'ahu housing needs. In addition to having an estimated shortfall of about 20,000 housing units, an estimated 2,000 housing units are needed every year on O'ahu to keep pace with population growth.

Finally, the planned developments in Kaka'ako will be proximate to the planned rail transit project, within the service limits of city services and infrastructure systems, and use previously developed lands. These are all factors which make Kaka'ako an appropriate location for O'ahu to grow "upwards."

We acknowledge concerns about HCDA's oversight of Kaka'ako redevelopment. However, from the perspective of what is good for this island, urban and regional planners believe that developing Kaka'ako to its full potential is in O'ahu's best interest.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Gail W. Atwater'.

Gail W. Atwater, AICP, MBA, President
American Planning Association, Hawai'i Chapter
Atwater.apa@gmail.com



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

1617 Palama Street · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300 · URL: hilecet.org

TESTIMONY OF HAWAII LECET
CLYDE T. HAYASHI - DIRECTOR

HOUSE OF REPRESENTATIVES
THE TWENTY-SEVENTH LEGISLATURE
REGULAR SESSION OF 2014



COMMITTEE ON FINANCE
NOTICE OF HEARING

DATE: Wednesday, February 26, 2014
TIME: 2:00 p.m.
PLACE: Conference Room 308, State Capitol
415 South Beretania Street

TESTIMONY ON HOUSE BILL NO. 1865, RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

TO THE HONORABLE SYLVIA LUKE, CHAIR, SCOTT NISHIMOTO, VICE CHAIR, AARON LING JOHANSON, VICE CHAIR, AND MEMBERS OF THE COMMITTEE:

My name is Clyde T. Hayashi, and I am the Director of Hawaii LECET. Hawaii LECET is a labor-management partnership between the Hawaii Laborers Union, Local 368, and its unionized contractors.

Mahalo for the opportunity to offer comments regarding House Bill No. 1865.

Hawaii LECET has been a supporter of the planned development of Kaka'ako and the HCDA. After decades of planning and after hundreds of millions spent on infrastructure investments, Kaka'ako is now ready to realize its promise. As our population grows, as affordable housing needs hit a critical level, and as the need for jobs for local residents increases, Kaka'ako provides us with an opportunity to assist many local families. If allowed to, Kaka'ako will become a modern, vibrant community within our urban core, full of amenities which residents desire and where residents can live, work, and play.

HB1865 is calling for a detailed management and financial audit. We don't oppose an audit, but we are concerned that an audit and the audit process not be used to delay or stop the work of HCDA. A complete clean audit will hopefully satisfy most opponents of HCDA. However, for those who just disagree with the decisions HCDA has made, they will remain dissatisfied.

If legislators feel an audit is needed, then we request it be done through a resolution.

For these reasons, Hawaii LECET offers these comments regarding House Bill No. 1865.

Testimony of

John C. Horvath
425 South Street #3101
Honolulu, HI 96813



Before the House Committee on Finance

Wednesday, February 26, 2014

House Bill 1865 HD1 Relating to the Hawaii Community Development Authority

My name is John C. Horvath and I am in support of HB 1865 HD1 because HCDA should be held financially accountable because of the large amount of monies involved in their managing of Kakaako, Heeia, and Kaleloa as well as other lands. Fiscal responsibility of the HCDA should have been addressed long ago and I applaud and strongly support this measure.

Please move forward on this bill.

Sincerely,

John C. Horvath

808.589.9665

pohoiki@hawaiiantel.net

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 26, 2014 3:39 PM
To: FINTestimony
Cc: mendezj@hawaii.edu
Subject: *Submitted testimony for HB1865 on Feb 26, 2014 14:00PM*

HB1865

Submitted on: 2/26/2014

Testimony for FIN on Feb 26, 2014 14:00PM in Conference Room 308

Submitted By	Organization	Testifier Position	Present at Hearing
Javier Mendez-Alvarez	Individual	Support	No

Comments:

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