

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

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**Testimony of
WILLIAM J. AILA, JR
Chairperson**

**Before the House Committees on
WATER AND LAND
and
FINANCE**

**Saturday, February 9, 2013
9:00 AM
State Capitol, Auditorium**

**In consideration of
HOUSE BILL 589
RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION**

House Bill 589 proposes to repeal Chapter 171C, Hawaii Revised Statutes (“HRS”) and abolishes the Public Land Development Corporation (the “PLDC”). The measure also repeals the requirement that the Hawaii Community Development Authority assist the PLDC in certain specified areas. **The Department of Land and Natural Resources (“Department”) prefers amending Chapter 171C, HRS, as proposed in House Bill 942, rather than having Chapter 171C, HRS, repealed.** House Bill 942 embraces a rational approach toward boosting the public benefit of state-owned lands and recreational assets while addressing most of the concerns about the PLDC.

The Department is responsible for managing approximately 1.3 million acres of State-owned lands and the State’s natural, cultural and recreational resources, including the State’s small boat harbors and parks. These recreational facilities are enjoyed by both the people of Hawaii as well as our visitors. Many of these facilities, however, are in dire need of repairs and improvements and have fallen into a shameful state of disrepair due to the lack of funding and resources. Some of those facilities are located on or in the immediate vicinity of public lands that are not being utilized effectively. Those public lands and facilities can, and should, be maintained and improved in a manner that will be sensitive to the intrinsic cultural and natural values of the area, while preserving and protecting traditional Native Hawaiian rights and practices. The assistance provided by the Harbors and Parks Development Authority, as proposed by House Bill 942, would enable the Department to do exactly that, while simultaneously addressing the long overdue repairs and improvements to the State’s recreational facilities in a timely manner,

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CHAIRPERSON
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COMMISSION ON WATER RESOURCE MANAGEMENT

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AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
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CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

creating revenue opportunities to help fund such improvements, and sustaining the Department's operational mandates.

By enacting Chapter 171C, HRS, the Legislature concurred that underutilized public lands provided opportunities for developing high quality recreational and leisure centers and generating revenue for the benefit the people of Hawaii. The PLDC was created to pursue such opportunities.

The Department acknowledges the concerns expressed by various legislators, cultural, environmental, labor, and community organizations, and members of the general public that Chapter 171C, HRS, is overly broad may grant excessive powers to the PLDC. However, the intent to improve economic and recreational opportunities for our public lands is still a laudable goal. As such, the Department recommends amending Chapter 171C, HRS, rather than repealing it.

The amendments proposed in House Bill 942 would limit the scope of Chapter 171C, HRS, to the State's small boat harbors and parks, eliminate the contentious land use exemptions previously granted to the PLDC, and allow the State to demonstrate the potential of public-private partnerships.



HB589
RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION
and
HB1133
RELATING TO PUBLIC LAND

House Committee on Water and Land
House Committee on Finance

February 9, 2013 9:00 a.m. State Capitol Auditorium

The Office of Hawaiian Affairs (OHA) **SUPPORTS** HB589 and HB1133, which would repeal Chapter 171C, the law that established the Public Land Development Corporation (PLDC). While OHA’s own bills, SB405 and HB219, propose amendments rather than repeal, OHA expresses its support for HB589 and HB1133 to the extent that the repeal of Chapter 171C would also address OHA’s concerns.

As the constitutionally established independent body responsible for protecting and promoting the rights of Native Hawaiians, OHA has the responsibility for assessing the policies and practices of other agencies and conducting advocacy efforts for Native Hawaiians. OHA believes that the law establishing the PLDC, Act 55 of 2011, can be amended to address our concerns by ensuring the State is able to:

- 1. Continue to properly manage its most valuable resource – its public lands – which are held in trust for Native Hawaiians and the public;
- 2. Fulfill its constitutional and affirmative obligations to protect reasonable Native Hawaiian traditional and customary practices; and
- 3. Follow through on its commitment to reconciliation, reparatory justice, and support for a form of Hawaiian sovereignty that contemplates a Native Hawaiian governing entity with a land base.

Since its inception, Act 55 has raised significant concerns for OHA, particularly as it relates to OHA’s right to a pro-rata portion of the public land trust, the disposition of the “ceded” lands, and protection for Native Hawaiian traditional and customary practices. To address these concerns, which go to the core of OHA’s existence and the very future of the Native Hawaiian people, OHA has continuously endeavored to engage with the PLDC, the Office of the Governor, and the Department of the Attorney General. These efforts include the submission of specific recommendations through formal letters and testimony to the PLDC

regarding its rule proposals in April, May, September, and November of 2012, as well as two separate staff meetings with the PLDC administrator and the DLNR Chairperson in late 2012.

OHA continues to maintain hope that, if the PLDC continues its work, the aforementioned efforts will result in administrative rules that address the numerous legal, environmental, cultural, and county home-rule concerns otherwise raised by the original Act 55. Nonetheless, such administrative rules must also be accompanied by legislative action to mitigate the unintentional, yet very real, risks of Act 55 that have disproportionately burdened OHA and its beneficiaries since the Act's passage.

Therefore, OHA reiterates its support for HB589 and HB1133 insofar as these bills would address OHA's concerns related to the PLDC. Mahalo for the opportunity to testify on these important measures.



**Testimony to the House Committees on
Water and Land, Education, and
Finance
Saturday, February 9, 2013
9:00 am
State Capitol - Auditorium**

**RE: HOUSE BILLS NO.'S 219, 593, 1134, 1133, and 589 RELATING TO THE PUBLIC
LAND DEVELOPMENT CORPORATION**

Chairs Evans, Takumi, and Luke and Vice Chairs Lowen, Ohno, and Nishimoto, and members of the committees:

The Chamber of Commerce of Hawaii provides comments on the following bills dealing with the Public Land Development Corporation.

Bill	Description
H.B. 219	Subjects PLDC to laws regarding land exchanges, land use, zoning, and OHA's pro rata portion of the public land trust. Requires PLDC to consult with OHA.
H.B. 593	Requires the PLDC to initiate a pilot project after the adoption of rules. Prohibits the PLDC from planning, developing or implementing any projects other than the pilot project until the pilot project has been completed.
H.B. 1134	Changes references from the public land development corporation to the public private partnership corporation. Requires the Public Land Development Corporation to initiate a pilot project after the adoption of rules. Prohibits the Public Land Development Corporation from planning, developing or implementing any projects other than the pilot project until the pilot project has been completed.
H.B. 1133	Repeals the Public Land Development Corporation. Transfers certain assets to the Department of Land and Natural Resources.
H.B. 589	The bill proposes to repeal Chapter 171C, HRS, relating to the public land development corporation which was created through Act 55, SLH 2011.

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.

The Chamber supports the overall intent and concept of the Public Land Development Corporation as we believe there needs to be a clear focus on creating opportunities for private investment in development opportunities on the underutilized public land assets in the State.

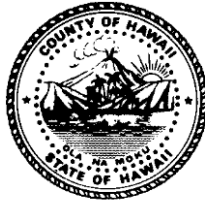
There is no question that the implementation of Act 55 could have been done with more clarity and focus to address the broad powers of the PLDC. At this point, it is prudent to reconsider Act 55 in light of the concerns raised and perhaps, amend the law to provide more

specific guidance in the implementation such as developing a process that is open, competitive and transparent in how lands are selected and subsequently on how developers are selected.

We suggest that the appropriate vehicle would be either H.B. 593 or H.B. 1134 which would require PLDC to develop a pilot project so there is a clearer understanding of the processes that will be used by the PLDC in developing or redeveloping underutilized State owned lands. We believe that further discussion should focus on a process to select and develop underutilized public assets before considering repeal of Act 55.

Thank you for this opportunity to express our views.

William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
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February 9, 2013

Honorable Cindy Evans, Chair
And Members of the House Committee on
Water and Land
Hawai'i State Capitol Auditorium
415 South Beretania Street
Honolulu, Hawai'i 96813

Honorable Roy M. Takumi, Chair
And Members of the House Committee on Education
Hawai'i State Capitol Auditorium
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Honorable Sylvia Luke, Chair
And Members of the House Committee on Finance
Hawai'i State Capitol Auditorium
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Re: House Bill 589, RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION

Aloha Chair Evans, Chair Takumi, Chair Luke and Committee Members:

Thank you for this opportunity to offer my support for House Bill 589, which would repeal the Public Land Development Corporation.

The County of Hawai'i has a number of concerns regarding the PLDC. We believe that giving blanket authority to the PLDC to ignore the County's General Plan, Community Development Plans as well as its subdivision and zoning codes is not in the best interest of the public, and violates the principle of county home rule.

County government is closest to its citizens, and its people have spent time and resources to develop both the General Plan and its Community Development Plans. These plans have had multiple public hearings throughout the island and have broad community support. Bypassing any hearing at the county level to facilitate PLDC plans and developments undermines the validity of these plans and the input of residents.

We understand that there may be a need to seek variances from county codes and plans, but we believe that should be done through a public county process similar to 201H affordable housing projects that are approved by the County Council via resolution. These resolutions

House Bill 589, RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION

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February 9, 2013

spell out exactly what exemptions or variances are sought and provide the county council as well as the public an opportunity to provide testimony and learn about these plans at the county level.

The PLDC as now constructed should be repealed because it does not provide for county oversight or an opportunity for the public to comment.

Sincerely,

Bobby Jean Leithead Todd
Planning Director
County of Hawai'i

BJLT:ct

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 3:36 PM
To: waltestimony
Cc: mz@conservehi.org
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marjorie Ziegler	Conservation Council for Hawai'i	Support	Yes

Comments: We support repealing the PLDC. Mahalo nui loa.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 1:59 PM
To: waltestimony
Cc: prentissc001@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM
Attachments: Smart Growth report (EPA) Feb 2013.pdf

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Chuck Prentiss	Hawaii's Thousand Friends	Support	No

Comments: The attached EPA report shows that all of the strategies recommended can be accomplished in Hawaii by using existing development rules and procedures. No special exemptions are needed for schools, harbors or any State or private land. This HB589 should be adopted.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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CREATING EQUITABLE, HEALTHY, AND SUSTAINABLE COMMUNITIES:

Strategies for Advancing Smart Growth, Environmental Justice, and Equitable Development



Acknowledgments

This publication was prepared by the U.S. Environmental Protection Agency's Office of Sustainable Communities and Office of Environmental Justice with the assistance of Skeo Solutions.

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EPA also wishes to acknowledge the reviewers who provided feedback on this document through the two public comment processes conducted in 2012. In response to these two comment solicitations, EPA received a total of approximately 100 pages of comments from 40 respondents including representatives of nonprofit organizations, universities, community development corporations, federal and local governments, regional councils, and businesses. Where appropriate, this input was incorporated into the publication.

Cover photos

Top: Fruitvale, East Oakland, California, photo courtesy of the Unity Council.

Bottom row, left to right: Lincoln, Nebraska, photo courtesy of [www.pedbikeimages.org/Dan Burden](http://www.pedbikeimages.org/); Northwest Gardens, Fort Lauderdale, Florida, photo courtesy of Fernando Lezcano; Ohkay Owingeh Pueblo, New Mexico, photo courtesy of San Juan Pueblo Office of the Governor.

Back cover photos

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Bottom row, left to right: Gary, Indiana, photo courtesy of Carlton Eley; High Point, Seattle, Washington, photo courtesy of Seattle Housing Authority; Edmonston, Maryland, photo courtesy of Skeo Solutions.

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Executive Summary

Communities across the country are integrating smart growth, environmental justice, and equitable development approaches to design and build healthy, sustainable, and inclusive neighborhoods. Overburdened communities are using smart growth strategies to address longstanding environmental and health challenges and create new opportunities where they live. Regional and local planners are engaging low-income, minority, and tribal residents in decision-making and producing more enduring development that is better for people and the environment. Community groups, government agencies, and private and nonprofit partners are cleaning up and investing in existing neighborhoods, providing affordable housing and transportation options, and improving access to critical services and amenities.

This informational publication aims to build on past successes and offer other low-income, minority, tribal, and overburdened communities approaches to shape development that responds to their needs and reflects their values. It identifies strategies that bring together smart growth, environmental justice, and equitable development principles and that community-based organizations, local and regional decision-makers, developers, and others can use to build healthy, sustainable, and inclusive communities. These are places that provide clean air, water, and land; affordable and healthy homes; safe, reliable, and economical transportation options; and convenient access to jobs, schools, parks, shopping, and other daily necessities.

The strategies are grouped under seven common elements, or shared goals and principles that connect environmental justice, smart growth, and equitable development. The fundamental overlap between these concepts is around how to plan and build neighborhoods to address environmental, health, and economic disparities and provide opportunities for low-income,

“A clean, green, healthy community is a better place to buy a home and raise a family; it’s more competitive in the race to attract new businesses; and it has the foundations it needs for prosperity.”

—Lisa P. Jackson
EPA Administrator

minority, tribal, and overburdened residents; therefore, all the approaches described relate to land use and community design. This document provides a brief introduction to each strategy, with a description of what it is, how it supports equitable and environmentally sustainable development, and examples of how it has been used. Local governments and community-based organizations can choose the approaches that best suit their needs and goals. Each of the seven common elements is illustrated by an in-depth case study highlighting a community’s experiences with these strategies.

The seven common elements, along with the strategies that fit under each one, are summarized on the following pages.

Strategies Linking Smart Growth, Environmental Justice, and Equitable Development

Common Element #1: Facilitate Meaningful Community Engagement in Planning and Land Use Decisions

Meaningful community participation in land use planning and decision-making can produce development that meets the needs of a diverse group of residents, build broad support for projects, and lead to more effective public processes. Planners and community-based organizations can use interactive, customizable

strategies to engage low-income, minority, tribal, and overburdened residents who face barriers to participation, are not traditionally involved in public processes, or are particularly affected by development proposals.

- **Conducting multilingual outreach** as part of planning and development decision-making is increasingly important with the growing number of U.S. residents whose primary language is not English. This approach results in policies and projects that better meet the needs of community members and have stronger public support.
- **Conducting community assessments** helps residents gather, analyze, and report information about current conditions and needs related to priority issues in their neighborhoods, such as street safety for pedestrians. These hands-on exercises can be facilitated by community-based organizations or local and regional planners.
- **Holding community planning and visioning workshops** helps groups of residents and organizations define a shared vision and goals for a site, neighborhood, city, town, or

Minimizing Displacement

Chapter 3 begins with a special section on tools, policies, and programs that can help to minimize displacement, an important issue that cuts across the seven common elements. Without advance planning and strong community engagement, revitalization efforts in low-income and overburdened neighborhoods have the potential to displace long-time residents due to rising rents and other costs of living. However, a wide range of tools and strategies can be used to involve community members in planning and visioning, provide affordable homes and transportation choices, support local businesses, and minimize displacement in other ways.

region, laying a foundation for subsequent land use policy and regulatory changes and investments.

Common Element #2: Promote Public Health and a Clean and Safe Environment

Designing and developing neighborhoods and buildings to protect air, water, land, and public health—particularly the health of overburdened populations—can reduce exposure to harmful contamination; prevent future pollution; and promote physical activity, reduced incidence of chronic disease, and other positive health outcomes among residents. This section provides land use planning and zoning-related approaches to address the potential environmental and health concerns from chemical plants, refineries, landfills, power plants, industrial livestock operations, and other facilities that are disproportionately located near low-income, minority, and tribal communities. It also discusses ways of cleaning up and reusing the contaminated sites left behind by those facilities, and methods for integrating healthy and sustainable elements into buildings and streets.

- Collaborative planning and zoning strategies can help **reduce exposure to facilities with potential environmental concerns**, mitigating the impacts of existing facilities on surrounding communities and siting and designing proposed facilities to avoid risks.
- Likewise, local and regional planning agencies, community-based organizations, and industry representatives can work together to design freight facilities and surrounding neighborhoods in ways that **reduce exposure to goods movement activities** and support health, environmental, and economic goals.
- **Clean and reuse contaminated properties**—specifically, brownfields and Superfund sites—in ways that support the community's vision for its future. This can be critical to revitalize neighborhoods and increase access to needed amenities in established communities.

- Strategies that **promote green building** can reduce exposure to toxics and pollutants that have been linked to cancer, asthma, and other health problems. These strategies can also reduce energy and water costs, which are often a significant burden for low-income families.
- Local governments and community-based organizations can **build green streets** by carrying out relatively simple and low-cost projects, such as installing rain gardens; or by enacting comprehensive policy changes, such as updating street design standards.

Common Element #3: Strengthen Existing Communities

Many established communities—city downtowns, older suburban neighborhoods, and rural villages—are rich in culture, heritage, and social capital but lack economic opportunities for residents. Investing in these existing communities rather than in new developments on the outer fringes of metropolitan areas can improve quality of life for low-income and overburdened populations by bringing the new jobs, services, and amenities they need. This approach can also help address the health and safety risks presented by contaminated properties, abandoned buildings, and poorly designed streets, and can increase the tax base to support other local needs.

- Approaches that encourage **fixing existing infrastructure first** prioritize the repair and maintenance of existing roads, bridges, buildings, and water and wastewater facilities over the building of new infrastructure in undeveloped places.
- **Reusing vacant and abandoned properties** as community amenities such as housing, commercial space, gardens, or temporary green spaces can remove blight and safety concerns, increase residents' access to needed services and opportunities, and spur additional investment in neighborhoods.
- **Redeveloping commercial corridors** by creating compact, mixed-use land use patterns and making streets safer for

pedestrians, bicyclists, and transit users can improve opportunities for businesses and access for residents along these important thoroughfares.

Common Element #4: Provide Housing Choices

Offering an array of housing options by preserving and building affordable housing allows residents at all income levels to live near jobs, services, and public transit; helps to minimize displacement; and reduces transportation costs and air pollution from long commutes.

- **Preserving affordable housing** using tools like deed restrictions, housing trust funds, rehabilitation assistance, and Low-Income Housing Tax Credits can maintain housing choices and access to opportunities for low- and moderate-income families in revitalizing areas and catalyze investment in struggling neighborhoods.
- **Creating new affordable housing** through approaches such as inclusionary zoning, updated land use regulations, and Low-Income Housing Tax Credits is another way to expand housing choices for low- and moderate-income households, including in affluent communities that lack housing options for low-income earners, young people, and seniors.

Common Element #5: Provide Transportation Options

For many low-income, minority, tribal, and overburdened communities, public transit and safe routes for walking and bicycling are critical links to regional employment and educational opportunities that help residents improve their lives. Providing equitable and affordable transportation options improves mobility and access to jobs, services, and other daily necessities for all residents, including those who do not own cars.

- **Providing access to public transportation** through inclusive schedule and route planning and thoughtful transit stop and street design connects people to regional jobs and services.

- **Implementing equitable transit-oriented development** provides affordable housing near transit, which can significantly lower the housing and transportation costs that claim a large share of the incomes of many low-income households.
- Local and regional agencies and community-based organizations can work together to **design safe streets for all users** by incorporating sidewalks, bike lanes, median islands, pedestrian signals, bus lanes, and other facilities for pedestrians, bicyclists, motorists, and public transit users of all ages and abilities into new and existing streets.

Common Element #6: Improve Access to Opportunities and Daily Necessities

All residents, regardless of race, ethnicity, or economic status, should have access to the basic ingredients for healthy, productive lives, including employment and educational opportunities; services such as health clinics and child care; and amenities such as grocery stores, safe streets, and parks and recreational facilities.

- Approaches to **promote diverse, community-centered schools** preserve or build schools that are near the families they serve. Community-centered schools allow students to walk or bicycle to school, which promotes physical activity; and provide important community anchors and gathering places.
- Programs that **create safe routes to school** improve children's health by providing education, enforcement, and infrastructure upgrades that make it possible for them to walk or bicycle to school.
- Planners and community-based organizations can **provide access to healthy food** by removing barriers in land use regulations, offering incentives and financing to retailers, connecting retailers with financing, and assisting with challenging issues such as assembling land for development.

- **Providing access to parks and green space** at all scales provides critical health, social, and environmental benefits for low-income and overburdened communities.

Common Element #7: Preserve and Build on the Features That Make a Community Distinctive

Authentic community planning and revitalization are anchored in the physical and cultural assets that make a place unique. As decision-makers and community stakeholders implement the policies and strategies described in this report, they should build on the distinctive characteristics of their neighborhoods. Preserving and strengthening the features that make a place special maintains what existing residents value about their homes, attracts new residents and visitors, and spurs economic development that is grounded in community identity.

- Community planning and historic preservation strategies can help to **preserve existing cultural features**.
- Tools such as design guidelines and neighborhood conservation districts can **create new development that strengthens local culture** by capturing the specific physical characteristics of development that determine the overall character of a neighborhood and applying them to new projects.

This publication demonstrates that smart growth, environmental justice, and equitable development approaches can be an effective combination for responding to the challenges overburdened communities face, promoting development that is authentic and enduring, and laying the foundation for economic resilience. Taken together or in part, the strategies outlined here can help low-income, minority, tribal, and overburdened communities shape development to respond to their needs and reflect their values. These strategies can also help local and regional planners and policy-makers make land use decisions that are equitable, healthy, and sustainable for all residents.

Chapter 1: Introduction

Communities across the country are integrating smart growth, environmental justice, and equitable development approaches to design and build healthy, sustainable, and inclusive neighborhoods. Residents of Spartanburg, South Carolina, partnered with the local government, federal agencies, and industry stakeholders to create new housing, parks, businesses, and health clinics where brownfields, landfills, and abandoned buildings once existed. In New Orleans' Versailles neighborhood, the community came together after Hurricane Katrina to rebuild its main business corridor and strengthen the neighborhood's sense of place, which is anchored in Vietnamese culture. On the Ohkay Owingeh reservation in New Mexico, tribal leaders are implementing a Master Land Use Plan that creates affordable housing, preserves valuable water resources, and revives traditional Pueblo settlement patterns and historic plazas. Bethel New Life, a faith-based community development corporation on Chicago's West Side, formed a regional coalition to preserve transit service in the predominantly African-American neighborhood and led the construction of shops, child care facilities, an employment center, and energy-efficient and affordable homes around a train station.

These diverse communities and many others are finding that environmental justice, smart growth, and equitable development can be an effective combination for promoting a clean and safe environment, a strong economy, and good quality of life for all residents. Overburdened¹ communities are using smart growth strategies to address long-standing environmental and

¹ In Plan EJ 2014, EPA's overarching strategy for advancing environmental justice, the Agency uses the term "overburdened" to describe the minority, low-income, tribal, and indigenous populations or communities in the United States that potentially experience disproportionate environmental harms and risks as a result of greater vulnerability to environmental hazards. This increased vulnerability may be attributable to an accumulation of negative and a lack of positive environmental, health, economic, or social conditions within these populations or communities.

Without the appropriate engagement and planning, the implementation of smart growth strategies in low-income and minority communities can displace existing residents due to rising rents and other costs of living. This unintended consequence has caused some environmental justice and equity proponents to question smart growth's inclusivity, and has contributed to a divide between smart growth and environmental justice. However, some communities have worked hard to bridge that divide, and have found that a wide range of tools and strategies can be used to engage community members in neighborhood planning and visioning, provide affordable homes and transportation choices, support local businesses, and minimize displacement in other ways. Many of them are described in this publication.



Ohkay Owingeh Pueblo's Master Land Use Plan strengthens the pueblo's cultural identity and protects its natural surroundings by maintaining its traditional commitment to environmentally sensitive design. *Photo courtesy of the San Juan Pueblo Office of the Governor.*

“For too long, environmental justice and smart growth have been viewed as separate, yet communities across the U.S. are showing that they are actually complementary. Bringing them together can help community-based organizations, local planners, and other stakeholders achieve healthy and sustainable communities for all Americans, regardless of race, ethnicity, or economic status.”

—**Lisa Garcia**
Associate Assistant Administrator
for Environmental Justice, U.S. EPA

health challenges and create new opportunities where they live. Regional and local planners are engaging low-income, minority, and tribal residents in decision-making and producing more enduring development that is better for people and the environment. Community groups, government agencies, and private and nonprofit partners are cleaning up and investing in existing neighborhoods, providing affordable housing and transportation options, and improving access to critical services and amenities.

This informational publication aims to build on the successes described above and help other low-income, minority, tribal, and overburdened communities shape development that responds to their needs and reflects their values. It identifies approaches that bring together smart growth, environmental justice, and equitable development principles and can be used by community-based organizations, community development corporations, local and regional decision-makers, developers, and other stakeholders to build healthy, sustainable, and inclusive communities. These are places that provide clean air, water, and land; affordable and healthy homes; safe, reliable, and economical transportation options; and convenient access to jobs, schools, parks, shopping, and other daily necessities. This publication provides a menu of strategies and best practices for local policy-

makers and community leaders to consider. Each community can choose the approaches that best suit its needs and goals.

Core Concepts

Environmental justice, smart growth, and equitable development goals and principles have fundamental areas of overlap. They all aim to create communities that are healthy, environmentally sustainable, and economically vibrant. They also seek to empower residents to shape development where they live. This section introduces the three concepts. The strategies and approaches described later in the publication draw on these three fields.

Environmental justice

The environmental justice movement emerged in the 1980s when minority, low-income, and tribal communities began to organize in response to disproportionate environmental and health impacts in their neighborhoods such as hazardous facility siting, industrial contamination, air pollution, and lead poisoning. In 1982, residents of poor, predominantly African-American Warren County, North Carolina, protested the siting of a landfill, focusing national attention on this issue and sparking action in other communities. Subsequently, empirical studies have shown that environmental burdens are disproportionately located in minority, low-income, and tribal communities.²

Environmental justice leaders strengthened the movement by securing the establishment of EPA’s Office of Environmental Justice and the signing of Executive Order 12898, “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations,” in the early 1990s. The Executive Order instructed federal agencies to address disproportionately high and adverse health or environmental effects of their programs on low-income, minority, and

² Numerous studies on disproportionate environmental impacts have been conducted since the 1980s. For a compilation of scientific information on environmental justice and environmental health disparities, see “Environmental Justice and Disparities in Environmental Health” in the *American Journal of Public Health*, December 2011, Volume 101, S1.

tribal communities. It also created the Federal Interagency Working Group on Environmental Justice to guide, support, and enhance federal environmental justice and community-based activities.³

EPA defines environmental justice as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.”⁴ “Fair treatment” means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, or commercial operations and policies.⁵ Over the years, EPA and environmental justice organizations have expanded the concept of fair treatment to consider not only how burdens are distributed, but also how environmental and health benefits are shared.⁶ In other words, all people, regardless of race, ethnicity, or economic status, should have the opportunity to enjoy the positive outcomes of environmentally related decisions and actions, such as cleaner air and water, improved health, and economic vitality. “Meaningful involvement” means that the public should have opportunities to participate in decisions that could affect their environment and their health, their contributions should be taken into account by regulatory agencies, and decision-makers should seek and facilitate the engagement of those potentially affected by their decisions.⁷ Building on its roots in the civil rights movement, the environmental justice movement seeks to empower communities to speak for themselves. EPA places

- 3 Clinton, William J., Executive Order 12898, “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations,” February 11, 1994, *Federal Register* 59, No. 32: 7629.
- 4 U.S. Environmental Protection Agency. Environmental Justice. www.epa.gov/compliance/ej. Accessed 2010.
- 5 U.S. Environmental Protection Agency. Environmental Justice. www.epa.gov/compliance/ej. Accessed 2010.
- 6 U.S. Environmental Protection Agency. *EPA’s Action Development Process: Interim Guidance on Considering Environmental Justice during the Development of an Action*. 2010. www.epa.gov/compliance/ej/resources/policy/considering-ej-in-rulemaking-guide-07-2010.pdf.
- 7 U.S. Environmental Protection Agency. Environmental Justice. www.epa.gov/compliance/ej. Accessed 2010.



Portland, Oregon’s New Columbia neighborhood provides a range of housing opportunities for residents of various incomes. *Photo courtesy of the Housing Authority of Portland.*

particular emphasis on the public health and environmental conditions affecting minority, low-income, and tribal populations, as they frequently bear greater environmental harms and risks than the general population and often lack access to environmental benefits.⁸

Environmental justice is now being put into action by federal, tribal, state, and local government agencies and organizations. A key driver for EPA is Plan EJ 2014, the Agency’s overarching strategy for advancing environmental justice. The plan, which commemorates the 20th anniversary

- 8 U.S. Environmental Protection Agency. Symposium on the Science of Disproportionate Environmental Health Impacts. www.epa.gov/compliance/ej/multimedia/albums/epa/disproportionate-impacts-symposium.html. Accessed 2011.

of Executive Order 12898, seeks to empower communities to improve their health and environments and establish partnerships between government agencies and other stakeholder groups.⁹ EPA and the White House Council on Environmental Quality have also reconvened the Federal Interagency Working Group on Environmental Justice. As part of this effort, 17 federal agencies and White House offices are working with community stakeholders to develop and implement environmental justice strategies, strengthen community access to federal resources, and integrate environmental justice into programs, policies, and activities across the federal government.¹⁰

Smart growth

Smart growth describes a range of strategies for planning and building cities, suburbs, and small towns in ways that protect the environment and public health, support economic development, and strengthen communities. In 1996, the Smart Growth Network, a group of more than 30 national organizations representing a range of interests including land conservation; affordable housing; real estate; community development;

transportation; and local, state, and federal government, created 10 smart growth principles based on the experiences of communities around the country. The principles are:¹¹

- **Mix land uses.** Mixing housing, shops, offices, schools, and other compatible land uses in the same neighborhood makes it easy for residents to walk, bicycle, take public transportation, drive shorter distances, and reach different destinations conveniently and affordably.
- **Take advantage of compact building design.** Compact building design preserves open space and uses land and resources more efficiently. It creates neighborhoods that can easily be served by public transit, puts destinations close enough for people to walk between, and protects water quality by reducing the amount of paved surfaces and polluted runoff.
- **Create a range of housing opportunities and choices.** Providing an array of quality housing options in new developments and existing neighborhoods allows people of all income levels, household sizes, and stages of life to live near jobs, public transit, and services.
- **Create walkable neighborhoods.** Creating safe and inviting pedestrian spaces, mixing land uses, and building compactly make walking a viable transportation option, which can reduce transportation costs, encourage physical activity, and help to reduce obesity, diabetes, and other diseases.
- **Foster distinctive, attractive communities with a strong sense of place.** Development should represent the values and the unique history, culture, economy, and geography of a community. Preserving and building on community assets are key to long-term quality of life and economic vitality.

9 U.S. Environmental Protection Agency. *Plan EJ 2014*. 2011. www.epa.gov/compliance/ej/resources/policy/plan-ej-2014/plan-ej-2011-09.pdf.

10 In 2011, the 17 federal agencies and White House offices participating in the Federal Interagency Working Group on Environmental Justice signed the Memorandum of Understanding (MOU) on Environmental Justice and Executive Order 12898. This MOU serves as a formal agreement to recommit to environmental justice through a collaborative and comprehensive effort. The agencies agreed to continue to identify and address environmental justice considerations in their programs, policies, and activities; provide environmental justice strategies and implementation progress reports; adopt an MOU charter; and identify areas of focus. To inform their work and engage communities, the agencies held listening sessions and stakeholder dialogues around the country, as well as a White House Forum on Environmental Justice which brought together administration officials, community leaders, and officials from state, local and tribal governments to discuss issues that are important to communities overburdened with pollution. The Federal Interagency Working Group on Environmental Justice has created a compendium of agency strategies, policies, guidance documents, and plans for implementing Executive Order 12898; the Environmental Justice Federal Interagency Directory with information about agency roles, organizational charts, and key contacts; and the Community-Based Federal Environmental Justice Guide, describing federal funding and technical assistance programs that can assist communities in reducing toxic exposures. These resources are available from the U.S. Environmental Protection Agency at "Federal Interagency Working Group on Environmental Justice," www.epa.gov/environmentaljustice/interagency.

11 Smart Growth Network. Why Smart Growth? smartgrowth.org/why.php. Accessed 2010.

- **Preserve open space, farmland, natural beauty, and critical environmental areas.** Farmland, pastures, forests, and other natural and working lands support land-based economic activities that are critical for healthy regional and national economies. The vegetation in natural areas also helps to protect the environment and public health by filtering pollutants from the air and drinking water.
- **Strengthen and direct development towards existing communities.** Investing in existing communities helps to address environmental and health hazards like contaminated properties, brings new jobs and services for residents, and saves localities money by using the infrastructure already in place.
- **Provide a variety of transportation choices.** A balanced transportation system that incorporates many means of travel—including buses, rail, walking, biking, and private cars—provides more affordable options for getting around, reduces air pollution and associated health impacts, and increases mobility for citizens who do not drive.
- **Make development decisions predictable, fair, and cost effective.** By making development processes clear and by working with the private sector, municipalities can make smart growth economically viable and attractive to private investors and developers.
- **Encourage community and stakeholder collaboration in development decisions.** Development can create great places to live, work, and play if it responds to a community's sense of how and where it wants to grow. Smart growth strategies involve residents, businesses, and all other stakeholders early and often to define and implement the community's vision and goals.

Equitable development strategies help low-income, minority, tribal, and overburdened communities participate in and benefit from decisions that shape their neighborhoods and regions.

These principles form the foundation for strategies that cities, suburbs, small towns, and rural areas can use to create efficient development that is environmentally and economically sustainable and provides more opportunities for all residents. Each community can adapt smart growth strategies and techniques to meet its needs. Smart growth development will look different in different places depending on each community's context and priorities.

Equitable development

There is no formal definition or set of principles to describe equitable development, but the term generally refers to a range of approaches for creating healthy, vibrant, and sustainable communities where residents of all incomes, races, and ethnicities have access to the opportunities, services, and amenities they need to thrive. Equitable development strategies help low-income, minority, tribal, and overburdened communities participate in and benefit from decisions that shape their neighborhoods and regions.¹²

The concept of equitable development draws on both environmental justice and smart growth. It emphasizes that all residents should be protected from environmental hazards and enjoy access to environmental, health, economic, and social necessities such as clean air and water, adequate infrastructure, job opportunities, and involvement in decision-making. To achieve this, equitable development approaches usually integrate people-focused strategies—efforts that support community residents—with place-focused

¹² PolicyLink. Equitable Development Toolkit. www.policylink.org/site/c.lklXLbMNJrE/b.5136575/k.39A1/Equitable_Development_Toolkit.htm. Accessed 2010.

strategies—efforts that stabilize and improve the neighborhood environment.¹³ Place-focused investments in housing, transportation, infrastructure, and pollution cleanup can reduce health and economic disparities, bring new opportunities, and improve quality of life. People-focused programs that assist with job training and placement, business development, education, health and wellness, and financial management can build the skills and wealth of residents and equip them to take part in revitalization and remain in their neighborhoods. Meaningful community participation and leadership are crucial components of equitable development.

In addition, equitable development typically calls for a regional perspective in order to reduce health and economic inequalities among localities and improve outcomes for low-income communities while building healthy metropolitan regions. Equitable development aims to ensure that everyone—regardless of where they live—can benefit from economic growth in the region, with affordable housing in safe and attractive neighborhoods, living-wage jobs, high-performing schools, public transit, and other essential services and amenities evenly available.¹⁴

Equitable development efforts not only aim to revitalize disadvantaged neighborhoods, but also to ensure that low-income residents have access to housing and job opportunities in more affluent communities, increasing the diversity and economic prosperity of the region as a whole.

“Healthy communities are not only environmentally healthy, they are also socially and economically strong. They offer employment and educational opportunities, safe and affordable homes, access to recreation, health care, and other needs of daily life, all close enough together that people can choose to safely walk, bike, or take transit instead of driving.”

—Lisa P. Jackson
EPA Administrator

Overlap between smart growth, environmental justice, and equitable development

This publication highlights strategies and approaches that link smart growth, environmental justice, and equitable development. In Chapter 3, these strategies and approaches are grouped under seven common themes that unite the three concepts. The fundamental overlap between smart growth, environmental justice, and equitable development is how to plan and build neighborhoods to address environmental, health, and economic disparities and provide benefits and opportunities for low-income, minority, tribal, and overburdened residents, so all the strategies described relate generally to land use and community design.

¹³ PolicyLink. Equitable Development Toolkit. www.policylink.org/site/c.lklXLbMNJrE/b.5136575/k.39A1/Equitable_Development_Toolkit.htm. Accessed 2010.

¹⁴ Glover Blackwell, Angela and Fox, Radhika K. *Regional Equity and Smart Growth: Opportunities for Advancing Social and Economic Justice in America*. Funders' Network for Smart Growth and Livable Communities. 2004. www.fundersnetwork.org/files/learn/Regional_Equity_and_Smart_Growth_2nd_Ed.pdf.

Chapter 2: Challenges to Equitable, Healthy, and Sustainable Communities

Low-income, minority, and tribal communities face an array of challenges. Many continue to deal with the types of disproportionate environmental concerns and lack of access to decision-making that sparked the environmental justice movement decades ago. Others, whose neighborhoods have been cleared of contaminated sites and are attracting new development, are confronting rising costs of living and displacement. The challenges described in this chapter are wide-ranging, touching on issues of health, community engagement, economic resilience, and access to opportunities and services. However, they are all related to how communities are planned and developed. The next chapter provides smart growth, environmental justice, and equitable development strategies and policies that can help address these challenges.

Environmental and Health Concerns

Facilities with potential environmental and health impacts

Low-income, minority, and tribal communities have historically borne a disproportionate share of environmental harms and risks and are more likely to live in areas that increase these risks.^{15,16} Because they often live where land is inexpensive, possess fewer economic resources, and have less access to decision-making, industries that discharge pollution might find it easier to locate near these populations than in other areas. As a result, many low-income, minority, and tribal communities live near chemical plants, smelters, refineries, landfills, hazardous waste sites, and other industrial facilities. In rural areas, low-income communities might also be close to mining, industrial livestock, and concentrated



Low-income, minority, and tribal populations are more likely to live in areas that increase their exposure to environmental and health risks. *Photo courtesy of EPA.*

animal feeding operations.¹⁷ Industrial facilities support local and regional economies and employ residents in permanent, living-wage positions, but they can also bring environmental and health concerns.

“All too often, low-income, minority and tribal Americans live in the shadows of the worst pollution, facing disproportionate health impacts and greater obstacles to economic growth in communities that cannot attract businesses and new jobs.”

—Lisa P. Jackson
EPA Administrator

15 Chavis, Benjamin F. and Lee, Charles. *Toxic Wastes and Race in the United States*. United Church of Christ. 1987. www.ucc.org/about-us/archives/pdfs/toxwrace87.pdf.

16 Bullard, Robert D.; Mohai, Paul; Saha, Robin; and Wright, Beverly. *Toxic Wastes and Race at Twenty*. United Church of Christ. 2007. www.ucc.org/justice/pdfs/toxic20.pdf.

17 Concentrated animal feeding operations (CAFOs) are agricultural operations where animals are kept and raised in confined situations. The animals, feed, by-products, and production operations are concentrated on a small land area. Feed is brought to the animals rather than the animals grazing or seeking feed on open pastures or ranges.



If it is not designed and built with the needs of residents in mind, affordable housing can present health risks and might not be near transportation options, services, and amenities that residents need.

Photo courtesy of Seattle Housing Authority.

Industrial facilities are regulated under federal and state laws that reduce contamination, including EPA's rulemaking, permitting, and enforcement and compliance programs, but air and water pollution from these sources can still have health impacts. For instance, people who live near goods movement facilities—freight transportation locations such as seaports, rail yards, and warehouses—can be exposed to elevated levels of air toxics emitted by diesel-powered vehicles and equipment. These pollutants contribute to respiratory illness, heart disease, cancer, and premature death.¹⁸ Industrial facilities can also bring other impacts such as noise pollution and increased risk of injuries and fatalities from truck traffic.

Even when industrial facilities close down, they can continue to affect surrounding neighborhoods. They often leave behind contaminated sites that can pose health threats to nearby residents from polluted water and soil and present barriers to redevelopment.

These site-specific risks can be compounded by the fact that many minority communities live in regions that do not meet federal air or water

18 National Environmental Justice Advisory Council. *Reducing Air Emissions Associated with Goods Movement: Working Towards Environmental Justice*. 2009. www.epa.gov/environmentaljustice/resources/publications/nejac/2009-goods-movement.pdf.

quality standards.^{19,20} Exposure to air pollutants²¹ as well as bacteria, parasites, and other contaminants in drinking water can cause disease and even death.²²

Unhealthy housing

Low-income, minority, and tribal populations are more likely to live in unhealthy housing with indoor air pollution, lead paint, asbestos, mold, and mildew.²³ Lead poisoning causes permanent brain damage that leads to impaired mental abilities, and high levels of exposure can cause seizures, behavioral disorders, and death. Mold and mildew can cause allergic reactions and exacerbate asthma. Asbestos is associated with cancer.²⁴ In low-income rural and tribal communities, the smoke from older wood-burning stoves can aggravate lung disease, cause asthma attacks, and increase susceptibility to respiratory infections.²⁵

Physical inactivity and chronic disease

Research indicates that low-income populations engage in less physical activity than the general population,²⁶ and some minorities are less likely than other groups to get enough daily physical activity.²⁷ These trends can be related in part to how communities and streets are designed,

19 American Lung Association. *State of Lung Disease in Diverse Communities*. 2010. www.lungusa.org/assets/documents/publications/lung-disease-data/solddc_2010.pdf.

20 Quintero-Somaini, Adrianna and Quirindongo, Mayra. *Hidden Danger: Environmental Health Threats in the Latino Community*. Natural Resources Defense Council. 2004. www.nrdc.org/health/effects/latino/english/contents.asp.

21 American Lung Association. *State of Lung Disease in Diverse Communities*. 2010. www.lungusa.org/assets/documents/publications/lung-disease-data/solddc_2010.pdf.

22 Quintero-Somaini, Adrianna and Quirindongo, Mayra. *Hidden Danger: Environmental Health Threats in the Latino Community*. Natural Resources Defense Council. 2004. www.nrdc.org/health/effects/latino/english/contents.asp.

23 Alliance for Healthy Homes. *Disparities in Risk*. www.afhh.org/chil_ar/chil_ar_disparities.htm. Accessed 2010.

24 American Lung Association. *State of Lung Disease in Diverse Communities*. 2010. www.lungusa.org/assets/documents/publications/lung-disease-data/solddc_2010.pdf.

25 U.S. Environmental Protection Agency. *Burn Wise: Consumers—Health Effects*. Accessed 2011. www.epa.gov/burnwise/healtheffects.html.

26 Active Living by Design. *Low Income Populations and Physical Activity*. 2012. www.healthtrust.org/pdf/PhysicalActivityforLowIncomePopulations-TheHealthTrust.pdf.

27 PolicyLink and the Prevention Institute. *The Transportation Prescription*. 2010. www.policylink.org/site/apps/nlnet/content2.aspx?c=IkIXLbMNJrE&b=5136581&ct=7290885.

which has a direct effect on residents' ability to be active. Many underserved neighborhoods do not have sidewalks, crosswalks, street lights, parks, or recreational facilities. They often lack stores, schools, and other daily necessities within walking distance of homes. Vacant buildings, crime, and other factors that make residents feel unsafe can prevent them from walking or bicycling or allowing their children to play outside or walk or bike to school.

The links between physical activity and health are well established. A sedentary lifestyle can contribute to obesity, heart disease, and Type 2 diabetes—illnesses that disproportionately affect minority communities.^{28,29,30}

Inadequate nutrition

Low-income, minority, and tribal populations sometimes have difficulty maintaining well-balanced diets, partly because of inadequate access to fresh, healthy, and affordable food and easy access to cheap fast food. Many underserved neighborhoods lack supermarkets, compelling residents without transportation options to shop at convenience stores with high prices and a limited selection of nutritious foods. If residents are able to travel to grocery stores, they often must make lengthy and costly trips.³¹ In rural communities without public transportation, getting to stores with healthy food can be even more difficult.

The links between physical activity and health are well established. A sedentary lifestyle can contribute to obesity, heart disease, and Type 2 diabetes—illnesses that disproportionately affect minority communities.

Cumulative health impacts

The many physical, chemical, biological, social, and cultural factors overburdened populations face can combine to increase their exposure to environmental toxins, make them more susceptible to these toxins, and reduce their ability to recover from exposure. These factors can include pre-existing health conditions, lack of access to health care and insurance, poor nutrition, lack of information about environmental and health issues, lack of exercise, and many others.^{32,33}

Disinvestment in Established Communities

Dispersed development patterns

After World War II, development in the United States spread from cities and older suburbs to the fringes of metropolitan areas and beyond. This trend was promoted by public policies that encouraged building new homes and roads rather than investing in existing communities, and was fueled by a variety of economic and cultural factors. As these far-flung developments expanded, the populations of central cities and towns decreased, with growing concentrations of low-income and minority residents. Transportation and water infrastructure often was not adequately maintained and

28 U.S. Department of Health and Human Services. Obesity Data/Statistics. minorityhealth.hhs.gov/templates/browse.aspx?lvl=3&lvlid=550. Accessed 2011.

29 U.S. Department of Health and Human Services. Heart Disease Data/Statistics. minorityhealth.hhs.gov/templates/browse.aspx?lvl=3&lvlid=127. Accessed 2011.

30 U.S. Department of Health and Human Services. Diabetes Data/Statistics. minorityhealth.hhs.gov/templates/browse.aspx?lvl=3&lvlid=62. Accessed 2011.

31 U.S. Department of Agriculture Economic Research Service. *Access to Affordable and Nutritious Food: Measuring and Understanding Food Deserts and Their Consequences*. 2009. [webarchives.cdlib.org/wayback.public/UERS_ag_1/20111128200143/http://www.ers.usda.gov/Publications/AP/AP036/](http://webarchives.cdlib.org/wayback/public/UERS_ag_1/20111128200143/http://www.ers.usda.gov/Publications/AP/AP036/).

32 U.S. Environmental Protection Agency. *EPA's Action Development Process: Interim Guidance on Considering Environmental Justice During the Development of an Action*. 2010. www.epa.gov/compliance/ej/resources/policy/considering-ej-in-rulemaking-guide-07-2010.pdf.

33 U.S. Environmental Protection Agency. Symposium on the Science of Disproportionate Environmental Health Impacts. www.epa.gov/environmentaljustice/multimedia/albums/epa/disproportionate-impacts-symposium.html. Accessed 2011.

municipal services were reduced. The number of brownfields and other contaminated and vacant sites increased. Facing falling property values, some residents abandoned their homes and housing stock deteriorated. Businesses also began moving to the edges of metropolitan regions, making it harder for the residents of disinvested neighborhoods to find work and earn a living. Jobs in the suburbs were often inaccessible because public transportation did not connect urban and suburban areas.³⁴ At the same time, exclusionary zoning practices in some newer neighborhoods limited the construction of small, multifamily, and rental homes, making these places unaffordable to lower-income residents. Additionally, redlining³⁵ and racially exclusionary covenants³⁶ were used to deny mortgage loans and other resources to minorities and low-income people to keep them out of more affluent, predominantly white neighborhoods. These federal, local, and private-sector policies increased residential segregation by race, ethnicity, and economic status. Low-income and minority families looking to move closer to their jobs, high-quality schools, and other resources can still face unintentionally and deliberately discriminatory housing policies and practices in more affluent communities.

Disinvestment and spread-out development patterns have affected rural and tribal communities as well. In many rural areas, the decline of agriculture and manufacturing has led to unemployment and poverty. As young people move away, populations age, and employers choose to locate elsewhere, small towns and rural places have struggled to identify their competitive advantages and attract new economic development. In rural places

34 Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. 1987. Oxford University Press.

35 "Redlining" refers to the practice of denying or increasing the cost of goods and services such as mortgage and business loans, other financial services, insurance, and retail to residents of particular areas, which were often racially determined. The term originally described the practice of drawing red lines on a map to delineate areas where banks and businesses would not invest.

36 Racially exclusionary covenants restricted the sale or occupation of property on the basis of race, ethnicity, religion, or social class. They were used to prohibit buyers of property from reselling, leasing, or transferring it to members of a given race, ethnicity, or religion as specified in the title deed.

close to metropolitan regions, farmland and natural lands have been lost to development, threatening resource-dependent economies and the rural character residents value. Dispersed and unplanned development on tribal lands can endanger the natural resources indigenous peoples need for hunting, fishing, planting, and other traditional practices.

Neighborhoods without essential goods and services

As described above, disinvestment in many cities, older suburbs, and rural areas has left residents without the goods and services they need to thrive, including accessible and affordable transportation options, parks and other recreational facilities, good schools, health clinics, grocery stores, and other places to buy healthy food. Some very low-income rural and tribal communities lack basic necessities such as safe and adequate drinking water, wastewater, housing, and transportation infrastructure, making it difficult to meet essential needs and even more challenging to improve the economic situations of residents.

The lack of transportation options in many communities is a particular challenge. Low-income and minority populations are less likely to own cars, and their neighborhoods might not be served by efficient, reliable public transportation. They often lack sidewalks and bicycle paths to connect



Streets without facilities for pedestrians and bicyclists make it harder and more dangerous for people without cars to get around. *Photo courtesy of EPA.*

them to local destinations and transit stops. Those who do walk can face disproportionate safety risks due to poorly designed streets, neglected road maintenance, inadequate lighting, and minimal traffic enforcement.³⁷

Because low-income families have fewer transportation options and farther to travel to reach jobs and services, they typically spend a higher than average percentage of their incomes on transportation. While the average U.S. family spends about 18 percent of after-tax income on transportation, low-wage households living far from employment centers spend 37 percent of their incomes on transportation,³⁸ and very low-income households can spend 55 percent or more.³⁹ In contrast, families living in neighborhoods well-served by public transportation spend an average of 9 percent.⁴⁰

Displacement

When neighborhood revitalization occurs, it can bring unintended adverse consequences for low-income residents if it does not involve careful planning and strong community engagement. New investments in infrastructure, public transportation, and businesses can make surrounding real estate more desirable, raising property values and spurring the conversion of affordable housing to higher-end units. These trends can result in the displacement of existing residents and businesses and can particularly affect renters. Leaving a neighborhood can mean not just leaving a home, but often social networks and community culture as well. Low-income residents who are not displaced can still be affected as they can face significantly increased costs of living.

Community Engagement, Empowerment, and Capacity

Many factors can prevent low-income, minority, and tribal populations from participating in public decision-making. A lack of transparency or willingness of government agencies to engage the community early in planning can make it more difficult for residents to influence development decisions. Even with open dialogue and transparency, other limitations might exist. These include educational and language differences, a lack of access to the Internet and other information sources, a lack of time for meetings and review of documents, and a lack of trust between decision-makers and community stakeholders. Community-based and neighborhood organizations often lack the ability to track and influence all the issues affecting their constituents. They might not have access to scientific, technical, or legal resources, or capacity to monitor funding sources or apply for grants or other assistance. Some government agencies are overcoming these barriers by translating publications and websites, holding meetings in various locations and at different times of day and night, and forming stronger partnerships with community-based organizations. However, many policy-makers still need guidance on how to work most effectively with low-income, minority, and tribal populations and the social service entities, faith-based organizations, and environmental justice groups that serve them.

37 PolicyLink and the Prevention Institute. *The Transportation Prescription*. 2010. www.policylink.org/site/apps/nlnet/content2.aspx?c=IkIXLbMNJrE&b=5136581&ct=7290885.

38 PolicyLink and the Prevention Institute. *The Transportation Prescription*. 2010. www.policylink.org/site/apps/nlnet/content2.aspx?c=IkIXLbMNJrE&b=5136581&ct=7290885.

39 Center for Transit-Oriented Development. *Mixed-Income Housing Near Transit*. 2009. www.reconnectingamerica.org/public/display_asset/091030ra201mixedhousefinal.

40 PolicyLink and the Prevention Institute. *The Transportation Prescription*. 2010. www.policylink.org/site/apps/nlnet/content2.aspx?c=IkIXLbMNJrE&b=5136581&ct=7290885.

Climate Change Challenges in Low-Income and Overburdened Communities

The changing climate will present many challenges to communities, including hotter days and nights, more frequent heat waves, more and stronger storms, rising sea levels, and higher storm surges that cause more flooding. Effects will vary in different regions of the United States. Many of these effects are already being seen.⁴¹

Low-income and overburdened communities are particularly vulnerable to the projected impacts of climate change. These include health effects such as increased rates of asthma and other respiratory problems due to greater concentrations of local and regional air pollutants,⁴² heat stress and heat exhaustion, and weather-related injury and death. Low-income households are less likely to have air conditioning in their homes and often live in neighborhoods without safe and convenient places to cool down, putting them at higher risk of heat stress, heat exhaustion, and even death.⁴³ More extreme temperatures and unpredictable energy prices can also raise energy costs for low-income families, who already spend a greater average share of their household incomes on energy than higher-income households.⁴⁴ The homes of low-income residents are more vulnerable to violent weather, such as hurricanes and severe storms, because they are often not constructed to resist it or are not covered by insurance. If their homes are destroyed, they might not be able to afford to rebuild or move to a safer location. Flood damage to affordable housing stock might leave low-income people with fewer housing choices. For example, Cedar Falls, Iowa lost a significant number of affordable homes during the severe flooding of the Mississippi River in 2008.⁴⁵ Many of these homes were located in the river's floodplain.

41 U.S. Global Change Research Program. *Global Climate Change Impacts in the United States*. 2009. www.globalchange.gov/what-we-do/assessment/previous-assessments/global-climate-change-impacts-in-the-us-2009.

42 Interagency Working Group on Climate Change and Health. *A Human Health Perspective on Climate Change*. Environmental Health Perspectives and the National Institute of Environmental Health Sciences. 2010. www.niehs.nih.gov/health/assets/docs_a_e/climate-report2010.pdf.

43 For a discussion of the characteristics of neighborhoods that suffered particularly high levels of heat-related deaths in the 1995 Chicago heat wave, see Browning, Christopher, et al. "Neighborhood Social Processes, Physical Conditions, and Disaster-Related Mortality: The Case of the 1995 Chicago Heat Wave." *American Sociological Review*, 2006, Vol. 71 (August: 661–678). health.bsd.uchicago.edu/FileStore/BrowningWallaceFeinbergCagney_ASR_Aug%2006.pdf.

44 Applied Public Policy Research Institute for Study and Evaluation. *LIHEAP Energy Burden Evaluation Study: Final Report*. 2005.

45 U.S. Environmental Protection Agency. Smart Growth Technical Assistance in Iowa. www.epa.gov/smartgrowth/iowa_techasst.htm#cedarfalls. Accessed 2011.

Chapter 3: Strategies Linking Smart Growth, Environmental Justice, and Equitable Development

A wide variety of strategies and approaches link smart growth, environmental justice, and equitable development to respond to the challenges overburdened communities face, promote growth that is equitable and environmentally sustainable, and lay the foundation for economic resilience. This chapter describes approaches that communities across the country have used successfully. Since land use planning is a local responsibility, this publication provides a menu of strategies that can be implemented by municipal and regional decision-makers, community-based organizations, private-sector stakeholders, or partnerships between them. In some cases, state, federal, or philanthropic support can be helpful. Each community should implement the approaches that best suit its needs and achieve local goals.

The strategies are grouped under seven common elements, or shared goals and principles that connect environmental justice, smart growth, and equitable development. This document provides a brief introduction to each strategy that describes what it is, how it supports equitable and environmentally sustainable development, potential barriers to implementation by low-income or overburdened communities, and examples of how it has been used. Each section includes an in-depth case study highlighting a community's experiences with these strategies. Further resources related to these strategies are listed in the Resource Guide at the end of this document.



Fruitvale Village, in a predominantly Latino neighborhood of East Oakland, California, is a vibrant community gathering place that provides services and amenities to residents and celebrates local culture. *Photo courtesy of the Unity Council.*

SEVEN COMMON ELEMENTS OF SMART GROWTH, ENVIRONMENTAL JUSTICE, AND EQUITABLE DEVELOPMENT

- Facilitate Meaningful Community Engagement in Planning and Land Use Decisions
- Promote Public Health and a Clean and Safe Environment
- Strengthen Existing Communities
- Provide Housing Choices
- Provide Transportation Options
- Improve Access to Opportunities and Daily Necessities
- Preserve and Build on the Features That Make a Community Distinctive

Minimizing Displacement: An Early Priority in Revitalization

Too often, revitalization efforts in low-income or overburdened neighborhoods end up displacing long-time residents. To address this unintended impact, municipalities and community organizations are using strategies that draw needed resources and amenities into established neighborhoods while helping existing residents and the commercial, service, and cultural establishments they value remain there. A proactive and comprehensive approach to minimizing displacement encompasses affordable housing, commercial stabilization, economic and workforce development, supportive land use policies, and community



The Fruitvale Main Street program, led by the Unity Council, a community development corporation, promotes the annual Día de los Muertos celebration.
Photo courtesy of the Unity Council.

engagement. Affordable housing strategies are discussed later in this chapter.

To increase the likelihood of success, local governments and community-based organizations should initiate efforts to mitigate displacement as soon as revitalization planning begins rather than waiting until projects are underway. A community assessment is one way to start. Planners can use demographic data to understand who lives and works in a neighborhood and how this may change over time. Key indicators measured at the Census block or block group level, such as rent as a percentage of household income and combined housing and transportation costs, can help identify residents that are particularly vulnerable to displacement. The government of the District of Columbia mapped and scored median household incomes, median home values, projected rise in home values, the proportion of renters to homeowners, and the proximity to subway stations for small neighborhood areas throughout the city. Planners aggregated the scores to produce an indicator of pressure on housing affordability for each location, which will inform future policy-making.

Land use policies

Municipalities and their community partners can mitigate displacement by making sure that supportive land use and development regulations are in place. First, they can work together to map out important commercial, industrial, service, and cultural sites; determine how these land uses fit into the zoning plan; and identify needed updates. For instance, if the community wants to protect local businesses, the municipality could create a special use district to encourage small, neighborhood-serving businesses or permit developers to build at greater densities in commercial districts if they provide retail space set-asides or other benefits for locally owned businesses. In San Francisco, where production, distribution, and repair-related industries provide over 10 percent of the city's total employment, the municipality has updated the zoning code to retain those businesses in the redeveloping eastern neighborhoods, where rising property

values were displacing traditional industrial uses.^{46,47} As discussed in the housing section, ordinances that allow inclusionary zoning, mixed-use and transit-oriented development, multifamily housing, and smaller lot sizes can help residents afford housing and transportation costs and reduce the likelihood that they will need to relocate.

Commercial stabilization

Small, locally owned enterprises serve neighborhood residents, generate jobs, support the neighborhood economy, and keep money in the community. These institutions are also critical to the distinctive character of a place and to residents' sense of belonging and ownership. When these businesses are healthy, they are more likely to stay through neighborhood changes.

Many governments and organizations have created programs to support neighborhood businesses. Municipal assistance often begins with capital investments in streets, sidewalks, parks, and lighting in commercial districts. Local governments can offer merchants grants or low-interest loans to renovate their storefronts.

Some local governments and organizations sponsor training for small businesses on topics such as merchandising, marketing, and how to take advantage of financial opportunities like the Enterprise Zone Tax Credit program, which provides tax incentives to businesses in economically distressed areas. Other business assistance programs include education about upcoming development and zoning changes and their implications for the business climate. Some municipalities hire lawyers to help local businesses obtain longer-term leases.

Many locally owned businesses receive aid from the National Trust for Historic Preservation's Main Street program, which supports commercial district revitalization. The Fruitvale Main Street Program, in a predominantly Latino neighborhood of East Oakland, California, was

one of the first Main Street programs. Led by the Unity Council, a community development corporation, the program has coordinated infrastructure investments, provided grants to help more than 100 businesses renovate their storefronts, promoted the annual Día de los Muertos celebration, and offered assistance to businesses, many of which are owned by immigrants, to improve their products and customer service.⁴⁸

Economic development for existing residents

When revitalization brings jobs and other direct economic benefits to existing residents, they are less vulnerable to displacement. Federal agencies funding infrastructure and other projects in communities have goals for contracting and subcontracting with minority- and woman-owned companies, small businesses, and other disadvantaged enterprises. Some states, metropolitan planning organizations, and municipalities set their own goals for working with minority- and woman-owned companies, working with small and local businesses, and



The Fruitvale Public Market is a small business incubator that provides attractive, affordable storefront space and professional technical assistance services to micro-enterprises. The market's eleven small businesses, specializing in Latin American items, have access to business planning, management, and marketing resources to help sustain and grow their enterprises.
Photo courtesy of the Unity Council.

46 San Francisco Planning Department. *Industrial Land in San Francisco: Understanding Production, Distribution, and Repair*. 2002. sf-planning.org/Modules/ShowDocument.aspx?documentid=4893.
47 San Francisco, California Planning Code §210.7-230.

48 PolicyLink. Equitable Development Toolkit. www.policylink.org/site/c.lklXLbMNJrE/b.5136575/k.39A1/Equitable_Development_Toolkit.htm. Accessed 2011.



The Fort Lauderdale, Florida Housing Authority's Step-Up Apprenticeship Program provides young people with construction training as they complete their GEDs. Apprentices built all the cabinets for the Northwest Gardens affordable housing development, and some have since found full-time positions. *Photo courtesy of Fernando Lezcano.*

hiring minority workers. For example, the Metropolitan Council, the regional planning agency serving Minnesota's Twin Cities, aims to attain 18 percent minority and 6 percent female workforce participation for its Central Corridor light rail transit project. These goals reflect the local communities' demographics rather than the demographics of the county or region.⁴⁹ Municipalities and community-based organizations can help meet those goals by working with developers and contractors to recruit and train residents. Local governments can partner with nonprofits or community colleges to provide job training programs on relevant skills such as brownfields assessment and cleanup or rehabilitation of historic properties. To address the undersupply of trained and certified minority construction workers in its area, the Metropolitan Council has partnered with the Urban League, nonprofit vocational training centers, labor unions, and construction companies to host workshops and develop a website called LRT Works that matches workers with jobs, companies, and unions.⁵⁰ More than 1,500 workers have signed up since it launched in November 2010.⁵¹ Companies are regularly posting jobs on the site, and the Metropolitan Council is using it to meet

or exceed minority and female hiring goals for the Central Corridor project.⁵²

Some community-based organizations have negotiated community benefits agreements—private contracts between a developer and a community group that establish the benefits the community will receive from a development project. These agreements can be vehicles for resident involvement in decision-making and can ensure that the project incorporates workforce development, including local hiring and training programs and living wages, as well as other community priorities such as affordable housing and green buildings.

It is important to ensure that the economic benefits for existing residents continue after redevelopment efforts are complete and that high-quality, permanent jobs are created. Municipalities can collaborate with developers to recruit small businesses and other commercial, office, and industrial tenants that will hire locally. They can also encourage green industries—manufacturing, assembly, and distribution businesses creating sustainable products and services or working to improve environmental quality—that provide well-paying jobs and make use of industrial land. Community organizations can host job placement centers in the neighborhood and work with social service providers to identify candidates for open positions. Community development corporations can be helpful, as neighborhood revitalization and economic development are fundamental parts of their missions.

49 Kirkpatrick, Wanda. "Met Council committed to minority hiring on light-rail construction." *Minnesota Spokesman-Recorder*. February 15, 2012. www.spokesman-recorder.com/?p=10649.

50 Metropolitan Council. LRT Works. www.lrtworks.org. Accessed 2012.

51 Kirkpatrick, Wanda. "Met Council committed to minority hiring on light-rail construction." *Minnesota Spokesman-Recorder*. February 15, 2012. www.spokesman-recorder.com/?p=10649.

52 Job Connect and LRT Works. Workforce Solutions and Metropolitan Council Light Rail Partnership Update. 2011. www.jobconnectmn.gov/office2.com/vertical/sites/%7B820AFFA9-77FF-4A3E-8D63-0ACC66FB6C97%7D/uploads/MASTER_-_Summary_for_Light_Rail_Construction_Project_9-14-11.pdf.

Facilitate Meaningful Community Engagement in Planning and Land Use Decisions

Meaningful community participation and leadership in planning and land use decision-making can ensure that revitalization is a community-based process that builds on local values and assets and brings the amenities that residents need. Every strategy in this report must be supported by early and consistent stakeholder engagement to be effective. Inclusive involvement results in planning and development decisions that have been improved by a variety of perspectives, have authentic support from a broad range of constituents, and are more enduring and better for the community as a whole. Obtaining input from groups not historically engaged in planning can help reduce the disproportionate environmental harms and health impacts they often face and make sure that future development brings fair access to new opportunities. For developers, it can lead to more predictable development processes and reduce costly delays caused by community opposition.

Robust and inclusive community engagement requires proactive work by both decision-makers and community members. Government staff should maintain an open relationship with the public throughout the planning process. An important initial step is to identify all affected stakeholders, from residents to local business owners to representatives of community institutions. These constituents should be invited to provide input early so their needs and visions for the community can be incorporated before the plan or project has been shaped. They should be active participants in collecting information, identifying challenges and opportunities, and setting goals. Nonprofit community-based organizations, including environmental and social justice organizations, community development corporations, neighborhood associations, and community advocacy groups, are key partners that can help connect government agencies and residents.

Most local and regional planning and transportation agencies have established public involvement procedures that include public meetings at key stages when developing plans or reviewing projects. They often issue written communications such as news releases and draft documents and solicit feedback through online surveys or social media tools. However, it is important for planners to go beyond the minimum requirements and to address factors that can keep people from engaging. Many residents have never participated in public decision-making and might not be familiar with the process or feel comfortable sharing their views with officials. They might not have reliable transportation to and from meetings, be able to afford child care during meetings, be able to take time off from work to attend, have access to the Internet, or speak fluent English. To achieve a comprehensive public process, officials should seek out and facilitate the involvement of stakeholders who are not traditionally engaged in planning using the approaches in this section. To institutionalize the diverse needs and interests of traditionally underrepresented communities over the long term, it is important that they are fairly represented on city councils, planning and zoning boards, county commissions, transportation agency boards, and other governing bodies.

At the same time, to be effective, community members and organizations might need to seek out opportunities to engage and ways to collect information and present it to decision-makers. Community-based groups can use the approaches provided in this section to gather evidence of local needs and develop visions and targeted goals to inform the planning process.

Three engagement strategies that are particularly applicable to planning and land use decision-making are described here: multilingual outreach, community assessments, and community planning and visioning workshops. These can be led by local government agencies, community groups, or partnerships between them. For instance, a planning agency could hold multilingual public workshops to collect ideas for a neighborhood plan; to prepare for these

workshops, a neighborhood-based nonprofit organization could conduct visioning sessions for residents who are new to the planning process.

Conduct Multilingual Outreach

Outreach to non-English speakers is increasingly important for effective and inclusive public processes. The number of U.S. residents whose primary language is not English has grown over recent decades, spurring local governments to find new ways of engaging the public. According to the 2000 U.S. Census, nearly 11 million Americans have limited English proficiency.⁵³

Comprehensive public engagement programs result in solutions that are better for residents and municipalities. An inclusive approach can help government agencies tailor their programs to users, making them more effective and popular among residents. For example, some transportation authorities have found that improving outreach to non-English-speaking groups increases ridership and public support for their services.⁵⁴

Inclusive outreach is required for transportation, housing, and other infrastructure projects that use federal funding. Title VI of the 1964 Civil Rights Act prohibits discrimination based on national origin by failing to make activities supported by the federal government accessible to people with limited English proficiency.⁵⁵ Executive Order 13166 requires federally assisted programs to provide written documents in the languages of groups likely to be affected by the particular program. The order also calls for interpretation and translation, such as translating websites and brochures and providing multilingual phone lines and customer service staff.⁵⁶

Many transportation and land use planning agencies regularly provide information and materials for non-English speakers. The transit

agency in Houston, Texas provides printed information in five languages.⁵⁷ In Orange County, California, several staff in the transit agency's customer relations department speak Spanish or Vietnamese, and press releases and other written materials are submitted to Spanish and Vietnamese print and broadcast media.⁵⁸ The Los Angeles County Metropolitan Transportation Authority uses a Spanish-language blog called *El Pasajero (The Passenger)* to serve the 61 percent of its riders and 37 percent of the agency's workforce that speak Spanish.⁵⁹

Staff and volunteers from nonprofit organizations can help improve communication between the government and the community. With their understanding of the community's culture, needs, and objectives, these liaisons can help educate and engage residents, prepare for and conduct public meetings, provide translation assistance, and serve as facilitators. Government agencies can contract with or provide grants to community-based organizations to ensure a long-term relationship, formalize a workplan, and provide financial compensation for their services. The Twin Cities' Corridors of Opportunity is a regional planning effort funded by the U.S. Department of Housing and Urban Development (HUD) and Living Cities that focuses on the area's growing network of transit corridors. This initiative is providing \$750,000 in grants to community organizations to engage underrepresented communities in planning and implementation. Ten grants have already been awarded for activities such as training Community Outreach Ambassadors to engage Southeast Asian residents, conducting educational forums on transit for the Somali community, and improving communication with new immigrant populations.⁶⁰

53 U.S. Census Bureau. Census 2000, SF3 Sample Data. Table QT-P17, Ability to Speak English: 2000.

54 U.S. Government Accountability Office. *Transportation Services: Better Dissemination and Oversight of DOT's Guidance Could Lead to Improved Access for Limited English-Proficient Populations*. 2005. www.gao.gov/new.items/d0652.pdf.

55 Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, et seq.

56 Exec. Order No. 13166, 65 Fed. Reg. 159 (August 11, 2000).

57 U.S. Department of Transportation. *Public Involvement Techniques for Transportation Decision-Making: Ethnic, Minority, and Low-Income Groups*. 1996. www.fhwa.dot.gov/reports/pittd/ethmin.htm.

58 Orange County Transit Authority. *Orange County Transportation Limited-English Proficiency Plan*. 2011. www.octa.net/pdf/lepplan.pdf.

59 Behrens, Zach. "Metro Launches Spanish Language Blog, El Pasajero." KCET. April 8, 2011. www.kcet.org/updaily/socal_focus/transportation/metro-spanish-blog-32151.html.

60 Corridors of Opportunity Community Engagement Team. *Engage Twin Cities*. engagetc.org/about/. Accessed 2011.

Case Study: Inclusive Neighborhood Planning Seattle, Washington

The city of Seattle used innovative neighborhood planning approaches to give the culturally diverse Othello community a voice in the development around a new light rail station. Opened in July 2009, the Othello station is on a light rail line running through Rainier Valley, which links downtown Seattle to Sea-Tac International Airport. An inclusive planning process went beyond minimum requirements to engage Othello's historically underrepresented communities. Today, the station is surrounded by a vibrant and diverse neighborhood with shopping, a library, a community college, and affordable homes.

Othello is located in southeast Seattle, and nearly 50 percent of its residents are foreign-born. The broader southeast area has a variety of income levels, with affluent neighborhoods and two large public housing projects.

In the 1990s, the city asked community members in 38 neighborhoods to create neighborhood plans to guide future growth. Since the adoption of the original neighborhood plans, Seattle has grown in population, jobs, and diversity. With new housing demand, real estate prices have increased in some working-class neighborhoods. There has also been significant development interest around light rail stations. As a result, the city decided to update three neighborhood plans in southeast Seattle, including Othello's. For this effort, the city would draw on its Race and Social Justice Initiative, created in 2002 to end race-based disparities in city programs and services.

To update the plans, the city engaged thousands of people using an online survey and traditional neighborhood meetings. It also employed special outreach liaisons to work with members of historically underrepresented communities, including Cambodian, Somali, Amharic, Vietnamese, Latino, Native American, and African-American communities, youth, and persons with disabilities. Before the city's public meetings, the liaisons translated materials and held smaller



To update the Othello neighborhood plan, the city of Seattle engaged thousands of people using traditional community meetings as well as an online survey and other approaches. *Photo courtesy of City of Seattle.*



The city employed outreach liaisons to work with members of historically underrepresented communities, including Cambodian, Somali, Amharic, Vietnamese, Latino, Native American, and African-American communities, youth, and persons with disabilities. *Photo courtesy of City of Seattle.*

meetings with their constituents. At first, few community members attended the city's public meetings. However, attendance grew over time, with participation increasing from approximately 10 to between 300 and 400 residents per meeting. Altogether, the city provided information to 3,000 people and 1,600 became involved in the planning initiatives.

When the city talked with the Othello community about the planned light rail station, the residents said they wanted a town center that would support the existing multicultural business district, make walking safer and more pleasant using sidewalks and landscaping, and provide affordable housing for working families. Multiple partners collaborated to help realize the community's vision, including Sound Transit, the Seattle Housing Authority, the city's Department of Planning and Development, local developer Othello Partners, and USAA Bank.

The new station provides easy access to the Seattle Housing Authority's NewHolly neighborhood, which includes 1,450 homes for people with a range of incomes. A branch of the Seattle Public Library, South Seattle Community College, and a new walking and biking path are within walking distance of the development. Three additional housing complexes are planned near the Othello station, primarily for low-income buyers. A development of 435 homes has been completed, and a 420,000-square-foot, mixed-use project with 352 residences is planned.

*"To truly achieve equitable development and smart growth, there must be strategies and investments that create anchors to hold in place those communities most at risk of displacement due to real estate pressures," says Nora Liu, Neighborhood Planning Manager for the city of Seattle. "In this way, improvements to the built environment can benefit those who are there now as well as new residents seeking a more sustainable way to live."*⁶¹

"To truly achieve equitable development and smart growth, there must be strategies and investments that create anchors to hold in place those communities most at risk of displacement due to real estate pressures," says Nora Liu, Neighborhood Planning Manager for the city of Seattle.



During the planning process, Othello residents developed a vision of a town center that would support the existing business district, offer affordable housing, and provide facilities to make walking safe and pleasant.
Photo courtesy of City of Seattle.

⁶¹ For references, see page 75.

Conduct Community Assessments

Conventional planning processes might not always capture detailed information about specific community challenges or priorities. A community assessment can empower residents to fill those gaps. In a community assessment, community members gather, analyze, and report information to produce a more complete picture of current conditions, needs, and available resources. An assessment typically focuses on a priority issue in a specific area, such as housing or transportation options in a neighborhood. Examples include walkability audits, which evaluate the safety and convenience of the walking environment, and community food assessments, which analyze the availability of healthy food options.

Community assessments are usually conducted by community organizations and residents and often receive support from government agencies, academic institutions, and foundations. Experts and residents work together to establish indicators that show current conditions and measure future progress. They also identify how to collect information most effectively. Participants usually conduct an on-the-ground assessment; supplementary information can be gathered through interviews, surveys, and focus groups, or by obtaining outside data. After the assessment, participants determine how to share findings with decision-makers and the broader public and integrate them into planning processes.

In Bakersfield, California, the Greenfield Walking Group, comprised primarily of Spanish-speaking female farm workers, teamed with the Central California Regional Obesity Prevention Program to spearhead a walkability assessment of a local park. The group identified areas of the park that were unsafe, discouraged physical activity, or were unwelcoming to children. Their findings led to several improvements, including the construction of a walking path and playground.⁶²

With support from EPA, the Walkable and Livable Communities Institute conducted a walkability

workshop with the residents of the predominantly African American 26th ward in St. Louis, Missouri. Participants joined a facilitated walk around the neighborhood where they identified barriers to walkability such as crime, excessive vehicle speeds, street closures, and a lack of walking and bicycling routes to the nearby light rail station. Residents and experts then explored solutions, such as organizing a community-based Active Living Working Group to prioritize efforts and pursue funding, fixing broken pedestrian crossing signals, and reconnecting barricaded streets.⁶³

Community assessments often require funding and expertise. While some communities obtain these resources through grants or partnerships with government agencies, nonprofits, or academic institutions, others engage skilled volunteers such as graduate students with mapping or planning knowledge. Alternatively, using “off-the-shelf” tools, such as pre-prepared zoning code audits, can allow community groups to complete assessments independently.

Community assessments provide credible data that community organizations and government staff can use to document needs, secure grants, and inform future neighborhood investments. They can also lead to helpful new relationships among citizens, organizations, and government partners.



Residents of St. Louis, Missouri’s 26th Ward conduct a walking audit of their neighborhood, where they identify barriers to walkability such as crime, high vehicle speeds, and a lack of good pedestrian and bicycle routes to the nearby light-rail station. *Photo courtesy of Eric Friedman, Housing and Community Solutions, Inc.*

62 The California Endowment. *The Greenfield Walking Group—Transforming a Park, Transforming a Community*. 2002. www.partnershipph.org/sites/default/files/Greenfield_WalkingGroup.pdf.

63 Walkable and Livable Communities Institute. *Suggested Next Steps as Outcome of Technical Assistance, 26th Ward, St. Louis, Mo.* 2011.

Hold Community Planning and Visioning Workshops

Defining a shared vision and goals for a site, neighborhood, city, town, or region is the first step in the planning process and the foundation for subsequent land use policy and regulatory changes and investments in the community.

Community planning and visioning workshops can be sponsored by public agencies, non-governmental organizations, and private developers. These workshops are usually managed by facilitators who lead participants through structured discussions and design exercises, and they often produce visual representations of the community's desired future, such as maps and drawings. After the workshop, the results, along with recommendations on how to achieve the vision, are shared with the broader public and decision-makers and integrated into planning processes. Workshops can be completed in one day or include multiple meetings scheduled over several months. Multi-day collaborative planning events where stakeholders create a plan and implementation strategy are known as charrettes. The costs of a workshop or charrette vary depending on their complexity, technical needs, and duration.

Local decision-makers typically take part in planning workshops to learn about the needs and goals of their constituents. In Gary, Indiana, elected officials joined community leaders at a design workshop convened by the American Planning Association's Planning and the Black Community Division. Together, they developed a vision for revitalizing the Broadway corridor that runs through the heart of Gary's African-American community. The plan called for reusing vacant parcels, strengthening community elements that showcase the area's cultural heritage, and improving transportation options by creating nature trails and transit-oriented development.⁶⁴

⁶⁴ American Planning Association, Planning and the Black Community Division. *Vision for Broadway*. 2009. www.planning.org/divisions/blackcommunity/pdf/garyindiana.pdf.

Planning and visioning workshops should be tailored to the specific needs of participants, especially if they are new to the planning process. For instance, some community members may not feel comfortable expressing their ideas in front of government representatives. In these cases, a nonprofit organization could hold pre-workshops, where residents can share their experiences and concerns comfortably. Conducting pre-workshops also provides an opportunity for facilitators to educate participants about strategies that have been applied in other communities, expanding their knowledge of potential solutions and preparing them to collaborate with municipal staff.



Elected officials and community leaders worked together to develop a vision for revitalizing the Broadway corridor that runs through the heart of Gary, Indiana's African-American community. *Photo courtesy of Carlton Eley.*



The resident design committee of the High Point community in Seattle met biweekly to help plan what redevelopment would look like. *Photo courtesy of Seattle Housing Authority.*

Promote Public Health and a Clean and Safe Environment

A clean and safe environment and healthy residents are the ultimate goals of environmental justice, smart growth, and equitable development. Homes should be buffered from land uses with potential environmental concerns like incinerators, heavy manufacturing plants, and goods movement facilities. Contaminated sites resulting from previous industrial activities should be cleaned up and put to safer use. Buildings, streets, and other infrastructure should be constructed in ways that reduce air and water contamination and improve the health of the people using them. Low-income, minority, and tribal communities should not face disproportionate environmental burdens and should enjoy clean and safe places to live, work, play, and learn.

Approaches that integrate smart growth and environmental justice offer ways of arranging land uses, developing sites, and constructing buildings that can help protect overburdened populations from environmental and health hazards and bring benefits like clean air and water. This section covers five strategies for planning and developing healthy, sustainable neighborhoods. The first two, reducing exposure to facilities with potential environmental concerns and goods movement activities, focus on zoning and planning tools that can help protect the neighbors of existing facilities and appropriately site and design new ones. Next, cleaning up and reusing brownfields and Superfund sites can remove health hazards while boosting local economies and enhancing quality of life. The final two strategies, creating green buildings and green streets, can reduce pollution and contribute to healthier indoor and outdoor environments.

In all of these efforts, local public health departments are important partners who can strengthen the link between planning and health by bringing new information and stakeholders to the table. When engaged in land use planning, they can help residents identify health issues that can be addressed in plans, provide and interpret data documenting local health concerns, organize

workshops and presentations for key decision-makers on land use policy and health, provide sample policies, and comment on draft plans.

Reduce Exposure to Facilities with Potential Environmental Concerns

Proactive and collaborative planning can help reduce residents' exposure to industrial facilities and their health effects while preserving the economic benefits and jobs they provide. These facilities can be anchors of local economies, employing residents in permanent, living-wage positions. But they might also emit pollutants or create byproducts that can cause environmental and health problems, so they and their surrounding neighborhoods should be planned and designed thoughtfully.

Safe land use planning begins with identifying land uses that should not usually be located near each other, such as those that may create health impacts and those that may affect sensitive populations (known as "sensitive uses"). Uses with potential health impacts include sources of localized air pollution such as industrial facilities, power plants, truck depots, and freeways. Sensitive land uses include places where children, the elderly, people with health problems exacerbated by poor air quality, and other vulnerable individuals are likely to be, such as schools, playgrounds, daycare centers, nursing homes, and residences. Complete separation of industrial and other land uses is not always desirable or necessary, but this section describes approaches for separating or buffering future incompatible uses when appropriate and reducing the environmental and health impacts of existing ones.

Multi-stakeholder collaboration

Proactive cooperation among community residents, all levels of government, and business and industry stakeholders is critical when working with planned and existing facilities. Particularly for new projects, multi-stakeholder collaboration during the planning stage allows early identification of potential negative impacts, increases opportunities to make siting decisions

or incorporate design features that minimize those impacts, and helps business owners mitigate impacts more efficiently and cost effectively.

State and local government collaboration is important. Municipal planners can work with state and local environmental, air, and transportation agencies to understand the potential health and environmental impacts of various types of facilities. These agencies can provide air quality and emissions data, health risk estimates, and evaluation tools for use in land use decision-making. In most cases, state agencies issue permits for air emissions, water discharges, or waste disposal. Local planners can help state officials assess potential impacts on the community, facilitate public input, and incorporate permitted facilities into their planning efforts.

Engaging business and industry stakeholders in planning processes and after facilities have been built can reduce exposure to pollution while supporting local economies and employment. Community-based organizations and industries are using the Collaborative Problem-Solving Model and Good Neighbor Agreements to work more effectively together.

The Collaborative Problem-Solving Model brings various stakeholders together to address a particular issue and create a collective vision with mutually beneficial outcomes. It often starts with a community-based organization convening residents, industry stakeholders, and other relevant partners to identify common concerns and goals. These discussions can lead to community capacity building, dispute resolution and consensus building, the identification of needed resources, and the development of work plans.⁶⁵ The case study in this section describes ReGenesis, a nonprofit organization in Spartanburg, South Carolina, that used the Collaborative Problem-Solving Model to build multi-stakeholder partnerships and tackle complex health and environmental issues.

65 U.S. Environmental Protection Agency. *EPA's Environmental Justice Collaborative Problem-Solving Model*. 2008. www.epa.gov/environmentaljustice/resources/publications/grants/cps-manual-12-27-06.pdf.

A Good Neighbor Agreement is a formally negotiated agreement that establishes a relationship between an industry and a community organization. Some are voluntary and nonbinding while others are legally binding and created as conditions in formal permitting processes. Although a number of Good Neighbor Agreements have been created in reaction to accidents or other problems, others have been negotiated proactively to reduce pollution, increase well-paying jobs for local residents, set aside land in conservation easements, reduce vehicle traffic, and facilitate access to information.⁶⁶

Municipal planning, zoning, and permitting tools

Working with community, state, and industry stakeholders, municipal agencies can use planning, zoning, and permitting tools to plan and site proposed facilities safely and reduce residents' exposure to existing facilities. The comprehensive plan, developed with input from community members and business stakeholders, can lay out general goals, objectives, and policies for facility siting. For instance, the land use section of the plan could identify areas appropriate for future industrial uses and introduce design parameters that reduce exposure to these uses when they already exist close to residential neighborhoods.⁶⁷

Zoning ordinances can set minimum separation distances for specific facility types or create buffer zones, which are zoning districts that serve as transitional areas between incompatible land uses. Buffer zones can include open spaces or light commercial uses. Vegetation or other types of physical screening can also be used to buffer some incompatible uses.

Conditional use permits allow land uses with potentially significant environmental or health impacts only under certain conditions. These

66 Civic Practices Network. *Good Neighbor Agreements: A Tool for Environmental and Social Justice*. www.cpn.org/topics/environment/goodneighbor.html. Accessed 2012.

67 California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. 2005. www.arb.ca.gov/ch/landuse.htm.



Auto-body shops and other facilities with potential environmental and health concerns are interspersed with homes in National City, California's Westside neighborhood, a primarily low-income and minority community. The city is developing a tool that will help staff evaluate the health risks posed by these types of land uses and the costs of moving them. *Photo courtesy of National City.*

permits include special requirements to ensure that facilities will not be detrimental to their surroundings. In Huntington Park, California, permits for facilities in commercial, office, and mixed-use zones depend on the facility's proximity to homes and the potential level of adverse impact. The city can also require mitigation and reduction of diesel emissions generated by expanded or new facilities or operations.⁶⁸

Local governments can use performance zoning to regulate the impacts of land uses by providing standards to limit nuisance-like activities. These standards treat all similar projects equally, reserving the more resource-intensive conditional use permit for projects that require more detailed analysis. Examples of performance standards include limiting hours of operation to reduce emissions exposure, requiring fleet operators to use cleaner vehicles when expanding their fleets, and providing alternate truck routes that avoid residential areas.⁶⁹

68 National Academy of Public Administration. *Addressing Community Concerns: How Environmental Justice Relates to Land Use Planning and Zoning*. 2003. www.epa.gov/compliance/ej/resources/reports/annual-project-reports/napa-land-use-zoning-63003.pdf.

69 California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. 2005. www.arb.ca.gov/ch/landuse.htm.

Municipalities can also establish overlay zones, which set additional requirements for existing zoning districts, such as industrial zones close to residential neighborhoods. The city of Austin, Texas, created the East Austin Overlay District, where any new facility with operations more intense than a commercial use must obtain a conditional use permit and notify residents. If industrial facilities within the district closed, another ordinance authorized rezoning those sites to less intensive use categories.⁷⁰

When residents, businesses, and policy-makers have developed a collaborative vision for their community and zoning laws do not match that vision, they might choose to rezone particular areas or the entire jurisdiction. When seeking the rezoning of small areas, stakeholders might find it helpful to document the incompatibility of the existing land use classifications and the impacts on health, safety, and community character; pursue rezoning before specific development proposals arise; and avoid singling out specific properties, instead considering clusters of neighboring parcels with similar use designations and impacts.⁷¹ Comprehensive rezoning is a lengthy undertaking that provides many opportunities for stakeholder input.

Where facilities already exist and affect nearby populations, local government agencies, industry stakeholders, and residents can work together to identify a solution that advances the community's overall health, environmental, and economic goals. Many municipalities "grandfather" land uses that were allowed before current zoning laws. However, municipalities can prohibit grandfathering when these uses conflict with the goals of updated comprehensive plans or bring environmental, health, or economic risks.

70 National Academy of Public Administration. *Addressing Community Concerns: How Environmental Justice Relates to Land Use Planning and Zoning*. 2003. www.epa.gov/compliance/ej/resources/reports/annual-project-reports/napa-land-use-zoning-63003.pdf.

71 National Academy of Public Administration. *Addressing Community Concerns: How Environmental Justice Relates to Land Use Planning and Zoning*. 2003. www.epa.gov/compliance/ej/resources/reports/annual-project-reports/napa-land-use-zoning-63003.pdf.

Municipalities can also help relocate nonconforming uses when owners are interested in moving to more suitable locations.⁷² Relocation decisions should be made collaboratively and on a case-by-case basis. In some cases, business owners see clear benefits to moving, such as access to an upgraded and modernized facility, access to more supportive infrastructure, or the opportunity to operate with fewer environmental or health impacts. Relocation can allow communities to concentrate industries and target infrastructure investments—such as water, wastewater, transportation, telecommunications, and public transit—to meet their needs. National City, California is developing a decision support tool that will help staff evaluate properties with nonconforming uses according to criteria such as possible threats to public health and safety, cost to the owner of moving and reestablishing the use elsewhere, and adaptability of the property to a currently permitted use. The city's land use code allows the city council to phase out nonconforming uses on the recommendation of the planning commission.⁷³

When redeveloping vacant land in industrial areas, planners should carefully consider whether it is appropriate to build new residences and other sensitive uses near existing facilities and, if so, how buildings should be situated on their sites and designed to mitigate exposure. For example, zoning codes can require buffers, ventilation systems, and other measures to ensure healthy indoor air quality.

Reduce Exposure to Goods Movement Activities

Goods movement is the distribution of freight by all modes of transportation, including marine, air, rail, and truck. Goods movement facilities include seaports, airports, rail yards, rail lines, and truck loading stations and travel routes, as well as places where freight is processed and stored such as warehouses and distribution centers. These facilities exist in urban communities where movement originates and terminates as well as in rural places along transportation thoroughfares. Effective land use planning, along with technology and regulations, can reduce the impacts of goods movement activities so communities can more safely take advantage of the economic opportunities they bring.

Many stakeholders are involved in freight planning, transporting and storing goods, and designing and operating goods movement facilities. Although these players vary in every situation, common stakeholders include regional planning organizations, transportation commissions, port authorities, local governments, industry representatives, and community development organizations. For example, the Southern California Association of Governments, county transportation commissions, the Los Angeles Metro, and private-sector stakeholders partnered to develop a regional action plan to increase the benefits and mitigate the hazards associated with the growing volume of trucks and freight trains moving from ports in Los Angeles and Long Beach.⁷⁴

Local and regional planning agencies can work with goods movement stakeholders and community organizations to design freight facilities and surrounding neighborhoods in ways that support health, environmental, and economic goals. For instance, some are creating freight clusters that accommodate goods movement activities in targeted areas while reducing negative impacts in other

72 Salkin, Patricia. *Environmental Justice and Land Use Planning and Zoning*. 2004. www.governmentlaw.org/files/EJ_land_use.pdf.

73 Partnership for Sustainable Communities. *National City, California: Recommendations for Ranking Properties with Nonconforming Uses in the Westside Specific Plan Area*. 2011. www.epa.gov/brownfields/sustain_plts/reports/property_ranking_process.pdf.

74 LA Metro. *Multi-County Goods Movement Action Plan*. 2009. www.metro.net/projects/mcgmap/.

neighborhoods.⁷⁵ In Baltimore, Maryland, the Maritime Industrial Zoning Overlay District preserves industrial uses along the city's waterfront, which is experiencing significant development pressure and rising rents. The zoning overlay district preserves jobs in this accessible center city location and consolidates the negative impacts of goods movement.⁷⁶ Other states and localities require buffer zones between freight facilities and sensitive land uses. The California Air Resources Board does not allow school districts to site schools within 500 feet of highways or other busy traffic corridors.⁷⁷

Some communities are using a combination of planning approaches, incentives, regulations, and technology. In Oakland, California, the Ditching Dirty Diesel Collaborative is developing regional strategies to reduce exposure to diesel emissions from trucks. Funded by foundations and federal and state agencies, the group found that average diesel emissions in West Oakland, a predominantly African-American community, were 90 times greater than in the rest of California. They worked with the Bay Area Air Quality Management District to reduce diesel pollution through several methods, including eliminating unlicensed truck traffic, rerouting traffic away from residential neighborhoods, and providing financial incentives to fleet owners to retire the most polluting trucks. They also secured an agreement to move trucking businesses away from residential areas to a decommissioned army base owned by the city and the Port of Oakland. The port installed electrical hook-ups so trucks waiting to enter the port do not need to idle.⁷⁸

Planners should also consider the design of the community around goods movement facilities. They should carefully evaluate whether it is appropriate to build new residences and other

sensitive land uses nearby and, if so, how the buildings should be situated on their sites and designed to mitigate exposure. Planners can include language in the zoning code that sets special location or design requirements for sensitive uses in areas of concern. For example, San Francisco's Health Code requires that newly constructed residential buildings with ten or more units located near major roadways with concentrations of motor vehicle pollution be situated or designed to reduce residents' exposure. Developers can satisfy this requirement by installing ventilation systems, locating the building air intake away from the roadway, locating residential units on the second floor or higher so they are above roadway emissions, setting the building back from the roadway, or planting trees between the building and the roadway.⁷⁹

75 U.S. Department of Transportation. *FHWA Freight and Land Use Handbook*. 2012. www.ops.fhwa.dot.gov/publications/fhwahop12006/index.htm.

76 U.S. Department of Transportation. *FHWA Freight and Land Use Handbook*. 2012. www.ops.fhwa.dot.gov/publications/fhwahop12006/index.htm.

77 California SB 352. Ch. 668 (2003).

78 Palaniappan, Meena. "Ditching Diesel." *Race, Poverty and the Environment*. Urban Habitat. Undated. www.urbanhabitat.org/node/163. Accessed 2011.

79 City and County of San Francisco. *Protecting Sensitive Uses from Roadway Air Pollution Hot Spots: Article 38 of the San Francisco Health Code, Frequently Asked Questions*. 2008. www.sfdph.org/dph/files/EHSdocs/AirQuality/AQFAQ.pdf.

Clean and Reuse Contaminated Properties

Brownfields and Superfund sites are contaminated properties that require special cleanup and redevelopment strategies. With planning and remediation, these sites can be reused for commercial and industrial activities, housing, parks, and other community facilities that can boost local economies and improve quality of life. Since these sites are often located in established neighborhoods with a mix of uses, public transit, and compact, walkable designs, their reuse can provide residents with easily accessible jobs, services, and amenities.

EPA defines brownfields as properties whose expansion, redevelopment, or reuse could be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.⁸⁰ Brownfields are often abandoned, idled, or underused industrial and commercial sites. They can be structures or empty lots. Federal, state, and local governments provide support for brownfield cleanup and redevelopment, including tax incentives, grants, low-interest loans, technical assistance, protection from liability, and streamlined government oversight of cleanups.

In contrast to brownfields, Superfund sites have been designated by EPA as the country's most contaminated sites. Cleanup can be complex, often requiring several years to study the issues, develop solutions, and complete remediation. Through EPA's Superfund program, administered with state and tribal governments, the Agency can clean up hazardous waste sites and compel responsible parties to perform cleanups or reimburse the government for cleanup activities. Additionally, EPA's Superfund Redevelopment Initiative provides technical, financial, and other forms of assistance to communities working to redevelop contaminated land.⁸¹ For example, EPA worked with stakeholders in Oakland,



The redevelopment of Egleston Crossing in Boston, Massachusetts' Roxbury neighborhood transformed an auto-body shop with a history of toxic waste problems into a commercial and residential anchor for the neighborhood.
Photo courtesy of Egleston Crossing.

California to explore future uses of the AMCO Chemical Superfund site. The community had envisioned mixed-use, transit-oriented, walkable development, including affordable housing and neighborhood-serving retail stores, so the assistance team created three scenarios that supported that vision. This reuse assessment helped residents and decision-makers think through redevelopment alternatives and identify appropriate cleanup methods.⁸²

Early and inclusive community involvement in site cleanup and reuse decisions is critical to ensure that visions and strategies align with community needs and benefit existing residents. Ideally, the municipality, community stakeholders, and state and federal partners would identify the preferred future use of the site before cleanup occurs. If housing is planned for a brownfield site, for instance, different cleanup remedies might be required than if a new industrial facility is to be built. A plan for the area surrounding the site can further refine cleanup strategies. Many low-income and

80 U.S. Environmental Protection Agency. About Brownfields. www.epa.gov/brownfields/about.htm. Accessed 2011.

81 U.S. Environmental Protection Agency. Superfund Redevelopment. www.epa.gov/superfund/programs/recycle/index.html. Accessed 2011.

82 U.S. Environmental Protection Agency. *Planning for the Future: Reuse Assessment for the AMCO Chemical Superfund Site, Oakland, CA*. 2010. www.epa.gov/superfund/programs/recycle/pdf/amco-reuse.pdf.

minority communities are affected by multiple contaminated sites and the economic and environmental challenges associated with them.

By using an area-wide approach rather than considering one site at a time, communities can better identify the most productive and appropriate reuse options, address infrastructure needs, and spur lasting economic development. Neighborhood planning and visioning efforts, feasibility studies, and market and infrastructure analyses can help municipalities and nonprofit organizations create and implement informed area-wide revitalization strategies. EPA's Brownfields Area-Wide Planning Program is supporting the city of Ogdensburg, New York, as it turns a formerly industrial corridor along its riverfront into a walkable, mixed-use development. The city is creating an action plan for the 15 brownfields in the area, with an inventory of site conditions, reuse opportunities, and existing infrastructure.⁸³

If site cleanup is already underway, municipalities, states, and federal agencies can work together to remove barriers to reuse. Assessing the reuse potential of properties, providing education about reuse practices and opportunities, and encouraging private entities to invest in reuse can be effective. In addition, existing zoning ordinances, building codes, and tax policies might make it difficult to redevelop contaminated sites and do infill development.⁸⁴ Planners can remove regulatory barriers and provide incentives to accomplish these goals, such as faster project approval and reduced impact fees.

Early and inclusive community involvement in site cleanup and reuse decisions is critical to ensure that visions and strategies align with community needs and benefit existing residents.



The Mission Creek Senior Community in San Francisco, California transformed a brownfield into an attractive, mixed-use, low-income senior community. Formerly used for a sewage pumping station, a box factory, a mill, and other industrial facilities, the remediated site now contains affordable senior housing that is 25 feet from a streetcar stop, two blocks from a commuter rail station, and less than one block from a bus stop. *Photo courtesy of Mercy Housing California and San Francisco Housing Authority.*

83 U.S. Environmental Protection Agency. *Brownfields Area-Wide Planning Pilot Project Fact Sheet: Ogdensburg, NY*. 2010. www.epa.gov/brownfields/grant_announce/awp/awp_ogdensburg_ny.pdf.

84 Infill development is development or redevelopment of sites that are already served by infrastructure or surrounded by other development.

Case Study: Site Cleanup as a Catalyst for Revitalization Spartanburg, South Carolina

The Arkwright and Forest Park neighborhoods in Spartanburg, South Carolina, revitalized their community through partnerships to clean up pollution from contaminated sites. The effort was spearheaded by ReGenesis, an environmental justice organization whose initial focus on brownfield cleanups broadened over time to include revitalization of the entire community. The ReGenesis initiative eventually led to the construction of new housing, businesses, a shopping center, and health clinics.

Located on the edge of Spartanburg's downtown, the Arkwright and Forest Park neighborhoods are predominantly African-American. Because of the lack of zoning before 1976, homes are located near former industrial and landfill sites and an active chemical plant. Residents have reported high rates of illness and death that they attribute to environmental pollution. The neighborhoods have also struggled with high unemployment, poor health services, disinvestment, and run-down housing.

After his father passed away from an undiagnosed illness, resident Harold Mitchell began examining the health impacts faced by residents living near a former dump and an abandoned fertilizer plant. He founded ReGenesis in 1997 to bring together residents who had been affected. He also asked EPA for assistance. After extensive sampling, EPA found contaminants such as metals, nitrate, and fluoride in the soil, ground water, surface water, and sediment at one of the sites, which was later designated a Superfund site.

ReGenesis used the Collaborative Problem-Solving Model to cooperatively address economic and environmental concerns. ReGenesis began by connecting existing neighborhood associations in the Arkwright and Forest Park communities. The summer of 2000 marked a turning point in the success and scale of ReGenesis' efforts, when it held a meeting to discuss the community's visions and needs with more than 100 people, including representatives from federal agencies, the county,



"We demonstrated that community residents were essential components of our efforts in Spartanburg," says Harold Mitchell, shown here at a visioning workshop. "The community's deep engagement and commitment were what made the revitalization of the Arkwright and Forest Park areas possible." *Photo courtesy of Harold Mitchell.*

the city, businesses, and universities. The meeting uncovered shared priorities among its diverse participants. As a result, ReGenesis created the Environmental Justice Partnership, which held one-on-one meetings and forums with local, state, and federal government representatives as well as businesses, politicians, foundations, and technical experts. "You can't put money in a community and say 'Make it happen,'" says Nancy Whittle, the South Carolina Department of Health and Environmental Control community liaison who took part in ReGenesis' many revitalization forums. "You build community capacity with time and patience."

ReGenesis continued to seek allies, including non-traditional partners. For example, ReGenesis invited the local chemical plant to collaborate despite the community's concerns about the health effects of its operations. Although the initial relationship was contentious, both sides wanted to avoid hostilities and lengthy legal debates, so they agreed to use a proactive approach known as facilitated dialogue. In this case, facilitated dialogue involved inviting an independent third party respected by both sides to facilitate conversations between the two

“You can’t put money in a community and say ‘Make it happen,’” says Nancy Whittle, the South Carolina Department of Health and Environmental Control community liaison who took part in ReGenesis’ many revitalization forums. “You build community capacity with time and patience.”

groups. Their weekly telephone conferences and face-to-face meetings resulted in improved noise and odor controls, enhanced health and safety procedures, air and groundwater monitoring, local job creation, new emergency preparedness practices, and facility beautification.

With the support of its partners, ReGenesis obtained the grants, technical assistance, and in-kind assistance necessary to achieve the community’s revitalization vision. This support provided the opportunity to establish a community visioning process through design charrettes, where drawings and ideas for a parkway, a park, affordable housing, shopping areas, an entertainment center, a job training center, a health clinic, and other facilities were



Many community members participated in design charrettes for the Arkwright and Forest Park neighborhoods, where ideas for a park, affordable housing, shopping areas, a health clinic, and other amenities were developed.

Photo courtesy of Harold Mitchell.

developed. ReGenesis had raised \$166 million by 2006, the result of the organization’s efforts to work with stakeholders from all sectors to realize the community vision. “We demonstrated that community residents were essential components of our efforts in Spartanburg,” says Harold Mitchell, now a member of the South Carolina House of Representatives. “The community’s deep engagement and commitment were what made the revitalization of the Arkwright and Forest Park areas possible.”

With strong support from the mayor and county, state, and federal officials, the ReGenesis partnerships led to change. As part of a HOPE VI housing project, businesses owned by women and minorities and unemployed residents who had completed a job training program built affordable homes. Through a \$2.2 million appropriation, Congress funded a study of alternate access roads to link neighborhoods divided by railroad tracks. ReGenesis also worked with the environmental group Upstate Forever to create green space and trails along the nearby creek, complementing a senior housing development constructed on a cleaned-up brownfield site. “Smart growth is possible with an informed and empowered community,” says Cynthia Peurifoy, environmental justice program manager for EPA Region 4. “The ReGenesis story teaches us that community-driven redevelopment efforts can bring great results.”⁸⁵

⁸⁵ For references, see page 75.

Promote Green Building

Green buildings use sustainable siting, design, and materials to create healthy indoor and outdoor environments. When designed and operated appropriately, green buildings can reduce exposure to toxics and pollutants that have been linked to cancer, asthma, and other health problems. Green buildings often include natural landscaping features to capture and filter polluted runoff that would otherwise flow into water bodies. They also use innovative practices and technologies to reduce energy and water consumption and costs.^{86,87} These practices bring significant benefits for low-income families, who spend 19 to 26 percent of their household incomes on energy. The lowest-income families can spend even more.^{88,89} When green buildings are located in walkable and transit-accessible neighborhoods, they can further reduce household energy use and expenditures.⁹⁰

There are a range of green building certification programs nationwide. Two of the most widespread are the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) and EPA's ENERGY STAR Homes programs. LEED provides green building guidelines and certification, rating buildings based on their performance in five areas: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. ENERGY STAR Homes qualifies new homes that meet its energy efficiency guidelines. Builders participating in the program work with certified experts to incorporate features—including insulation, high-performance windows, and efficient heating and cooling equipment—that can make homes 20 to 30 percent more efficient than standard homes.

86 Turner, Cathy and Frankel, Mark. *Energy Performance of LEED for New Construction Buildings: Final Report*. New Buildings Institute. 2008. www.usgbc.org/ShowFile.aspx?DocumentID=3930.

87 Kats, Greg. *The Costs and Financial Benefits of Green Buildings: A Report to California's Sustainable Building Task Force*. 2003. www.usgbc.org/Docs/News/News477.pdf.

88 U.S. Department of Housing and Urban Development. *Utility Bills Burden the Poor and Can Cause Homelessness*. 2009. www.hud.gov/offices/cpd/library/energy/homelessness.cfm.

89 Trisko, Eugene. *The Rising Burden of Energy Costs on American Families, 1997-2007*. 2006.

90 Jonathan Rose Companies. *Location Efficiency and Housing Type: Boiling it Down to BTUs*. 2011. www.epa.gov/smartgrowth/pdf/location_efficiency_BTU.pdf.



The redevelopment of Egleston Crossing in Boston's Roxbury neighborhood incorporated green building features that reduce energy consumption and utility costs while enhancing indoor air quality and improving residents' health. *Photo courtesy of Egleston Crossing.*

The Enterprise Green Communities Criteria is another certification system designed specifically for affordable housing, providing cost-effective green building practices that can be integrated into all affordable housing types, including new construction and rehabilitation in multifamily and single-family homes. Homeowners and developers can also incorporate green building techniques without seeking certification through one of these programs.

Community organizations and municipalities around the country are working with nonprofits, foundations, and other private entities to incorporate green design in their development projects. In Chicago, Bethel New Life (profiled on page 51) built a LEED-certified community center on a cleaned-up brownfield. Public housing developers are also using green designs to create healthier environments for residents and reduce their own operating costs. High Point, a HOPE VI public housing redevelopment in Seattle, uses green building strategies to improve water and energy efficiency, enhance indoor air quality, and manage runoff.^{91,92}

Community organizations are also using green building practices to tackle health hazards in older

91 Seattle Housing Authority. HOPE VI Program. www.seattlehousing.org/redevelopment/hope-vi. Accessed 2011.

92 The High Point Redevelopment project won EPA's National Award for Smart Growth Achievement in 2007. For more information, see the U.S. Environmental Protection Agency, "2007 National Award for Smart Growth Achievement" at www.epa.gov/smartgrowth/awards/sg_awards_publication_2007.htm.

homes. The National Coalition to End Childhood Lead Poisoning is coordinating the Green and Healthy Homes Initiative to train workers to deal with health concerns such as deteriorating lead-based paint, mold, poor ventilation, and pests, and to boost their energy efficiency.⁹³

Build Green Streets

Rainwater that washes over pavement carries pollutants such as motor oil and grease directly into streams, lakes, rivers, and bays. These pollutants can come into contact with humans through drinking water and in other ways. A green street uses natural landscaping to collect, filter, and cleanse polluted runoff by mimicking natural processes where rainfall evaporates, is taken up by plants, or drains into the soil. Almost any type of street can be greened, including main arterial roads, residential streets, and alleys.

Green streets can incorporate a variety of elements, including rain gardens, sidewalk planters, tree boxes, landscaped medians, and permeable paving. These elements are also known as green infrastructure. The plants and soils used in gardens, medians, and planters help to filter and break down pollutants. Trees catch and absorb rainfall and help water to evaporate. Green street designs sometimes reduce the amount of hard surface by narrowing the street. Porous materials such as permeable pavement can also replace portions of streets typically covered by concrete and asphalt.

Green streets improve air quality by intercepting small particles of air pollutants and reducing “heat islands” that occur when concrete and asphalt are heated during hot weather.⁹⁴ They can beautify neighborhoods and calm traffic, making walking and biking safer and more enjoyable. Green streets can also reduce the risk of localized flooding and the need for more costly traditional “grey” infrastructure—such as expanded sewer systems and water treatment facilities—to handle runoff.



Before (*above*) and after (*below*) green street facilities were created through a Safe Routes to School project at Humboldt Elementary School, located in an underserved area of Portland, Oregon. *Photo courtesy of Environmental Services, City of Portland, Oregon.*

Green street projects run the gamut from large and complex to relatively simple and low-cost. Planners can ensure that street design standards encourage the use of green infrastructure elements in all types of projects. The city of Portland, Oregon approved a resolution in 2007 to promote green street features in public and private developments. The resolution directed city agencies to work together to install green streets and integrate them into the city’s land use and transportation plans. Projects resulting from the resolution include street planters at Portland State University, an elementary school rain garden, and permeable pavement around the city.⁹⁵ In San Francisco, the nonprofit Plant*SF worked with city agencies to streamline permitting for green sidewalk projects such as planters, tree boxes, and rain gardens. The organization also created a guide to help individuals, businesses, and neighborhood groups obtain permits and design and install their own sidewalk landscaping.⁹⁶

93 Coalition to End Childhood Lead Poisoning. Green and Healthy Homes Initiative. www.greenandhealthyhomes.org. Accessed 2011.

94 According to EPA, heat islands are built up areas that are hotter than nearby rural areas. For more information, see the U.S. Environmental Protection Agency, “Heat Island Effect” at www.epa.gov/heatisld.

95 Portland Bureau of Environmental Services. Portland Green Street Program. www.portlandonline.com/BES/index.cfm?c=44407. Accessed 2011.

96 Plant*SF. Plant*SF. www.plantsf.org. Accessed 2011.

Case Study: Greening a Small Town Main Street Edmonston, Maryland

Edmonston, Maryland's Green Street Project marries new and old technologies to reduce pollution, conserve energy, manage stormwater runoff, and redesign the town's main thoroughfare, Decatur Street. Spearheaded by Mayor Adam Ortiz, a citizens' advisory group, and the Chesapeake Bay Trust, this project redefines the street as more than just cars and asphalt. Completed in November 2010, Edmonston's green street protects the regional watershed, lays a foundation for reinvestment in the town center, and is already inspiring other communities to implement similar projects.

Located near Washington, D.C., Edmonston is a port town that extends on both sides of the Anacostia River. The town sits in a low-lying area, and has suffered frequent flooding since its incorporation in the 1920s. During the past decade alone, Edmonston flooded four times, and a 2006 flood submerged 56 homes. "Contrary to conventional wisdom, we don't flood from the Anacostia River," says Mayor Ortiz. "We flood because of parking lots, shopping centers, highways, and roofs." Stormwater runoff from these hard surfaces not only contributes to flooding, but also carries pollutants into the Anacostia River and ultimately, the Chesapeake Bay.

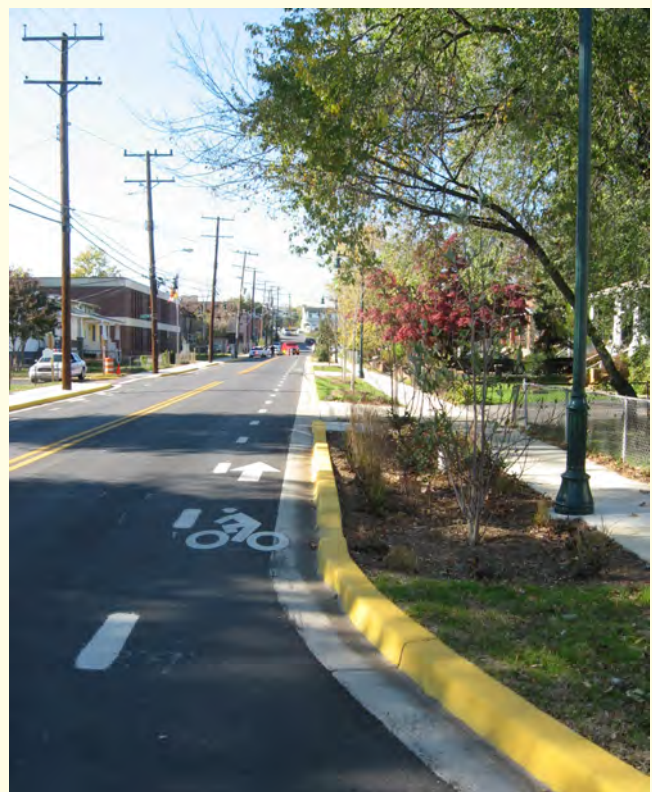
For Mayor Ortiz, the flooding problem was as much a social justice issue as an environmental one, as the town's sizable lower-income and immigrant populations were most affected. Shortly after the 2006 flood, the town began searching for long-term solutions.

With a \$25,000 grant from the Chesapeake Bay Trust, the town tasked a local research organization, the Low Impact Development Center, to examine stormwater options along Decatur Street. The mayor and city council formed a volunteer "Green Team" of residents, students, engineers, designers, and representatives from environmental and health organizations to generate ideas, review plans, and share recommendations with town officials.

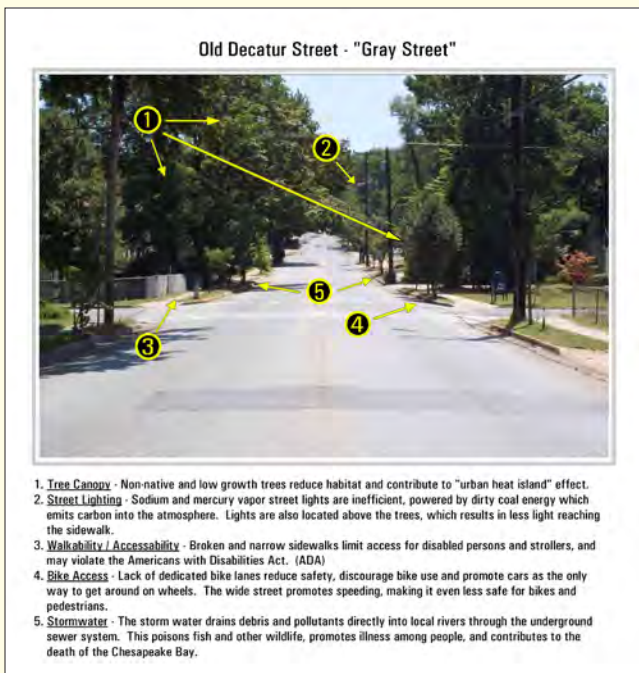


Edmonston's mayor dedicates the redesigned Decatur Street in 2010. *Photo courtesy of Faith Cole.*

"There is a misconception that smaller, working-class communities are not able to do great things," says Mayor Ortiz. "However, we can implement innovations quickly and set an example for bigger cities."



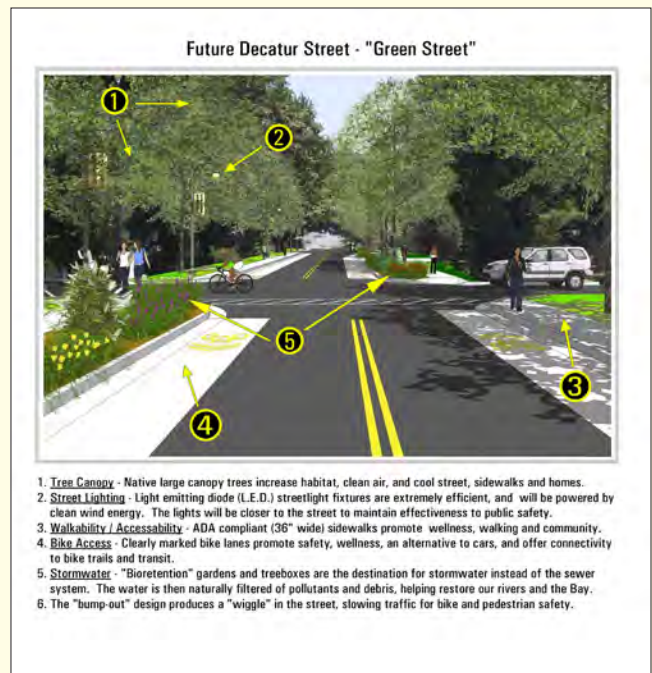
Decatur Street's bike lanes are constructed with permeable materials that allow water to filter through instead of collecting on top. *Photo courtesy of Faith Cole.*



Decatur Street in 2009 before it was redesigned.
Image courtesy of City of Edmonston.

The resulting Green Street Project extends along seven blocks of Decatur Street. Its native tree cover cools and beautifies the street. The wind-powered street lights use high-efficiency LED bulbs that save energy, while the pedestrian and bicycle paths give residents safe, convenient transportation options and provide space for neighborhood children to play. The bike paths are constructed with porous bricks and cement that allow water to filter through instead of collecting on top. The most critical part of the Green Street Project is the water filtration system, which directs stormwater from storm drains and the sewer system to bio-retention rain gardens along the street. Combined, these features capture an estimated 90 percent of the street's stormwater, which reduces pollution locally and in the Chesapeake Bay.

Thanks to extensive citizen support and effective partnerships, the two-year implementation phase went smoothly. The town paid for 90 percent of the \$1.3 million project with federal funding from the American Recovery and Reinvestment Act. Partnerships with landscape architects, horticulturalists, engineers, and other local



This rendering shows the features that were added to Decatur Street, including wide sidewalks, bike lanes, rain gardens, and curb bump-outs that narrow the street and calm traffic. *Image courtesy of City of Edmonston.*

experts helped to reduce the costs of the project's design and development. Local companies, 70 percent of which were owned by minorities, performed all of the construction work. The project led to 50 to 60 construction jobs in the community.

"There is a misconception that smaller, working-class communities are not able to do great things," says Mayor Ortiz. "However, we can implement innovations quickly and set an example for bigger cities." Edmonston's Green Street Project shows how a small project covering less than a mile can make a big difference in a community and benefit an entire region. Broader action is needed to stop the flooding in Edmonston, but because of their success, a neighboring town is already taking on its own green street project.⁹⁷

⁹⁷ For references, see page 76.

Strengthen Existing Communities

Many established communities—city downtowns, older suburban neighborhoods, and rural villages—are rich in culture, heritage, and social capital but lacking in economic opportunities for residents. Investing in existing communities rather than in new developments on the outer fringes of metropolitan areas can improve quality of life for low-income and overburdened populations by bringing the new jobs, services, and amenities they need. Revitalizing long-standing communities can also help address the health hazards from contaminated properties, abandoned buildings, and poorly designed streets. In addition, this approach can increase the tax base to support other local needs. Just as important, investing in existing communities allows residents to strengthen what they love about where they live. Bringing new resources into existing neighborhoods can help preserve and build on the assets that make them distinctive.

This section introduces three broad strategies governments and community organizations can use to strengthen and revitalize existing communities. A “fix-it-first” approach to transportation, water, and other infrastructure prioritizes the repair and maintenance of



The redevelopment of downtown Silver Spring, Maryland turned a struggling inner suburban commercial district into a vibrant destination with shopping, offices, apartments, and hotel space. *Photo courtesy of EPA.*



Old North, a historic St. Louis, Missouri neighborhood, has been transformed over the last several years through a comprehensive, locally driven redevelopment strategy that has turned a largely abandoned area into a flourishing community. *Photo courtesy of Sean Thomas, Old North St. Louis Restoration Group.*

existing assets over new construction on undeveloped land. Redeveloping vacant and abandoned properties can convert liabilities into needed amenities. Rethinking land use and transportation along blighted commercial corridors can help provide new opportunities for neighborhood businesses and expand access for low-income residents.

Providing housing and transportation options and improving access to opportunities and daily necessities are also important parts of strengthening existing communities. Since each of these priorities is supported by many specific strategies of their own, they are addressed separately in later sections.

Fix Existing Infrastructure First

“Fix-it-first” strategies prioritize the repair and maintenance of existing infrastructure over the construction of new infrastructure in undeveloped places. These strategies are often applied to transportation infrastructure such as roads, bridges, and rail lines; and water facilities such as sewers, pipes, and treatment plants. They can also be applied to housing, schools, and other buildings.

Investing in existing infrastructure prolongs its usable life, minimizes the need for costly repairs, and reduces failures that can jeopardize safety. Public investment in infrastructure maintenance signals a commitment to a neighborhood that can make the private sector more confident about investing there. In addition, a fix-it-first approach creates jobs. Prioritizing roadway repair and maintenance⁹⁸ and mixed-use, compact, infill development projects within towns and cities⁹⁹ can create more jobs per dollar spent than building new infrastructure.

State and local governments can adopt fix-it-first policies that direct resources to support maintenance and upgrades of existing infrastructure and facilities. The Michigan Land Use Leadership Council worked with stakeholder groups including the Detroit National Association for the Advancement of Colored People to recommend that the state adopt minimum standards for spending on road repair, prioritize the reuse of historic buildings and other existing structures when locating public facilities, and direct state and federal financial assistance to commercial centers with infrastructure already in place and relatively dense populations. Following those recommendations, Michigan’s Cool Cities pilot program allocated priority funding to localities with plans to revitalize established areas and use previously built infrastructure.¹⁰⁰

- 98 Smart Growth America. *Recent Lessons from the Stimulus: Transportation Funding and Job Creation*. 2011. www.smartgrowthamerica.org/2011/02/04/new-report-reveals-smart-transportation-spending-creates-jobs-grows-the-economy.
- 99 Good Jobs First. *The Jobs are Back in Town: Urban Smart Growth and Construction Employment*. 2003. www.goodjobsfirst.org/sites/default/files/docs/pdf/backintown.pdf.
- 100 Michigan Land Use Leadership Council. *Michigan’s Land, Michigan’s Future*. 2003. www.peopleandland.org/Learn_More_Documents/MLULC-FINAL_REPORT_0803.pdf.

Reuse Vacant and Abandoned Properties

Vacant and abandoned properties can jeopardize residents’ safety and encourage blight and disinvestment by attracting crime and reducing surrounding property values. Converting them into community amenities such as housing, commercial space, or gardens can increase residents’ access to needed services and opportunities and spur additional investment in the neighborhood.

Many municipalities and community organizations begin the redevelopment process by taking an inventory of all vacant properties in the city or neighborhood and prioritizing them for reuse. Indianapolis’ Abandoned Housing Initiative assessed almost 8,000 vacant properties and, with the help of a HUD Neighborhood Stabilization Grant, directed resources to neglected properties with redevelopment potential.¹⁰¹

An area-wide approach that considers vacant properties in the context of comprehensive neighborhood plans can help identify uses that support the broader vision of the community. Some municipalities, such as Genesee County, Michigan and Cleveland, Ohio, have created land banks to acquire tax-delinquent properties, hold them until the market can support redevelopment, then rehabilitate them in ways that address local needs and strengthen the neighborhood.^{102,103} When a property is targeted for revitalization, municipal programs, such as Cleveland’s Repair-A-Home Program, can provide low-interest loans and technical assistance.¹⁰⁴

- 101 The City of Indianapolis and Marion County. Mayor’s Abandoned Housing Initiative Press Releases. 2008. www.indy.gov/eGov/City/DMD/Abandoned/Pages/press.aspx.
- 102 Genesee County Land Bank. Genesee County Land Bank. www.thelandbank.org. Accessed 2011.
- 103 City of Cleveland. Housing and Home Improvement Building/Maintaining. portal.cleveland-oh.gov/portal/page/portal/CityofCleveland/Home/Community/HousingandHomeImprovement/BuildingMaintaining. Accessed 2011.
- 104 City of Cleveland. Division of Neighborhood Services. portal.cleveland-oh.gov/portal/page/portal/CityofCleveland/Home/Community/HousingandHomeImprovement/BuildingMaintaining. Accessed 2011.

Some communities are exploring interim uses of vacant properties to remove blight and safety hazards and allow residents to use the space until there is a market for new residential or commercial development. For example, some municipalities encourage resident groups to create community gardens or parks. Others are simply “greening” or landscaping vacant lots. Over the past 10 years, the Pennsylvania Horticultural Society has worked with the city of Philadelphia and community organizations to green nine million square feet of vacant land by adding fences, cleaning up, mowing, and planting trees and shrubs. Work crews are made up of neighborhood residents who receive training in landscaping so they can develop marketable skills.¹⁰⁵

Whether the community is targeting green space, gardens, building renovations, or new construction, planners can remove barriers to redevelopment that exist in zoning and building codes, provide incentives for infill development such as streamlined project approval and reduced impact fees, and make sure that proposed uses are permitted. Additionally, local governments can use code enforcement to encourage



Community members clean up and build a fence on a vacant lot in Philadelphia, Pennsylvania. The workers received landscaping training through the Pennsylvania Horticultural Society's Community LandCare program.

Photo courtesy of Pennsylvania Horticultural Society.

¹⁰⁵ Pennsylvania Horticultural Society. Community LandCare. www.pennsylvaniahorticulturalsociety.org/phlgreen/vacant-CLC.html. Accessed 2011.

demolition and redevelopment of unsafe and unsightly buildings that are beyond repair.

Redevelop Commercial Corridors

Around the country, many commercial corridors are aging and blighted by run-down strip malls, abandoned gas stations, and other vacant properties. Despite this disinvestment, these corridors serve as important transportation routes and shopping destinations and are well-positioned for redevelopment as safe, convenient, and vibrant thoroughfares. Revitalizing commercial corridors can enhance the customer base of existing businesses, create new jobs and business opportunities for residents, and improve the safety and convenience of economical transportation options such as walking, bicycling, and public transit.

Effective corridor redevelopment calls for restructuring the land use pattern along the corridor and redesigning the street. To create a more attractive, pedestrian-friendly land use pattern, local governments can use zoning tools such as mixed-use ordinances that put homes, shops, and workplaces close together and reduced setback requirements that bring buildings closer to the street. Municipalities can make streets more welcoming and safer for pedestrians and bicyclists with narrower traffic lanes that slow traffic, space for bike lanes and on-street parking, expanded sidewalks with street furniture and landscaping, and improved street crossings. The green streets and complete streets strategies described previously can also help make streets safer and more inviting for all users. If public transit exists along the corridor, the local transit agency can consider upgrading service in areas targeted for redevelopment. Any transit improvements should include safe access for pedestrians.

Public investment along targeted commercial corridors is critical for revitalization. Municipal street and sidewalk improvements, lighting, trees and greenery, and other basic amenities set the stage for redevelopment and can attract additional public, private, and nonprofit investment. Municipalities can also offer

Public investment along targeted commercial corridors is critical for revitalization. Municipal street and sidewalk improvements, lighting, trees and greenery, and other basic amenities set the stage for redevelopment and can attract additional public, private, and nonprofit investment.

incentives for redevelopment through relatively low-cost programs such as grants to local businesses for façade improvements that make the corridor more attractive. Because commercial corridors are comprised of many individually owned parcels, local governments can promote revitalization by building relationships with business owners, chambers of commerce, and other business associations and communicating the benefits of corridor improvements to them.

One example of corridor revitalization on a large scale is the Grand Boulevard Initiative. This coalition of 19 cities, counties, regional agencies, businesses, labor groups, and developers is working to improve California’s El Camino Real, a 600-mile historic highway. Partners are



Specially designed bike racks strengthen the character of Minneapolis’ American Indian Cultural Corridor and encourage residents and visitors to get around by bicycle by giving them safe places to lock their bikes.

Photo courtesy of the Native American Community Development Institute.



The American Indian Cultural Corridor builds on the unique history of American Indian people in Minneapolis, Minnesota, to create a vibrant destination with culturally inspired public spaces and art, educational and employment opportunities for local residents, and Indian-owned businesses such as the All My Relations fine arts gallery. *Photo courtesy of the Native American Community Development Institute.*

collaborating to implement zoning that targets housing and job growth around transit stations and key intersections, encourage mixed-use development with a range of housing and business opportunities, create a pedestrian-friendly environment with continuous sidewalks and good lighting, reserve traffic lanes for buses, and provide incentives to attract private development and investment along the corridor.¹⁰⁶

Viewing commercial corridors in the context of their broader neighborhoods can help ensure that new businesses have the customer base necessary for lasting revitalization. The Pennsylvania Department of Community and Economic Development’s Elm Street Program funded joint planning, technical assistance, and physical improvements for commercial corridors and adjoining residential neighborhoods dealing with high rates of crime, poverty, unemployment, and blight. This approach helped increase local businesses’ responsiveness to neighbors’ needs and, in turn, profitability.¹⁰⁷

106 Grand Boulevard Initiative. Grand Boulevard Initiative. www.grandboulevard.net. Accessed 2011.

107 Pennsylvania Department of Community and Economic Development. Elm Street Program. www.newpa.org. Accessed 2012. The program has been consolidated into the Keystone Communities Program.

Case Study: Restoring a Cultural Business Corridor New Orleans, Louisiana

After the devastation of Hurricane Katrina in 2005, residents of New Orleans' largest Vietnamese-American community came together to rebuild their lives and neighborhoods with the help of the Mary Queen of Vietnam Community Development Corporation (MQVN CDC). Among their many accomplishments, the residents and MQVN CDC revitalized a main business corridor that preserved local jobs and restored the community's distinctive culture.

Located in the Ninth Ward, the Village de L'Est (known locally as Versailles) had 7,000 residents before Katrina. The community had its roots in the Vietnamese refugee resettlement that began in the 1970s. As in Vietnam, the church is the center of the community's religious and social life. During Katrina, the Mary Queen of Vietnam Church organized evacuations, connected residents who were displaced around the country, and helped bring people home. By spring 2007, over 90 percent of the Vietnamese-American residents had returned to Versailles.

The MQVN CDC, established in 2006, helped the community create a vision for rebuilding Versailles through public meetings, focus groups, surveys, interviews, and design charrettes. Responding to the needs identified through this input, MQVN CDC began planning a cultural district called Viet Village. The community wanted to build a business corridor and create a strong sense of place based on Vietnamese culture. "Our overall goal after Hurricane Katrina was to rebuild and get the businesses to come back," says Tuan Nguyen, deputy director of MQVN CDC.

The resulting business development plan included four strategies for revitalizing the community's economic corridor and creating the cultural district. The Viet Village Collective Marketing Campaign created an area directory, map, resource guide, signage, and banners to attract customers. The Façade Improvement Program constructed business plazas and new façades for old buildings. The Technical Assistance Program delivered workshops on marketing and



The Mary Queen of Vietnam Community Development Corporation's Façade Improvement Program supported the construction of business plazas and new façades for local establishments. *Photo courtesy of Mary Queen of Vietnam Community Development Corporation.*

accounting to small business owners. The Viet Village Streetscape Project created a culturally inspired streetscape design and obtained \$400,000 from the city of New Orleans for implementation. Altogether, the MQVN CDC has helped business owners obtain over \$2 million in capital to rebuild or expand their businesses.

"It was a beautiful plan where the city took every opinion and suggestion that community members made into consideration," says Mr. Nguyen. "Community members even chose what type of trees will be planted. This is the first time that the city had ever done a project like this in Village de L'Est."

MQVN CDC partnered with many organizations, including the city government, the University of New Orleans, the Massachusetts Institute of Technology, and ASI Federal Credit Union. Louisiana Economic Development, the Louisiana Disaster Recovery Foundation, and the city of New Orleans provided funding.

As a result of these partnerships, the business corridor attracted further investment, and the benefits are felt throughout Versailles. "Our food and what we offer out here is unique in the Gulf Coast," says Mr. Nguyen. "We want to open up the Viet Village and take it to a whole new level in order to serve not only Vietnamese-Americans, but all of New Orleans."¹⁰⁸

¹⁰⁸ For references, see page 76.

Provide Housing Choices

Affordable, healthy, high-quality housing is one of the basic elements of a sustainable community. It is important to provide decent homes in safe neighborhoods, convenient to jobs, good schools, and daily necessities for people of all income levels, family sizes, and stages of life. Having a variety of housing price points and types, including rental apartments, townhouses, and large and small single-family homes, can ensure that everyone—from a young person living on her own for the first time, to a working family, to a retired couple—can find an affordable place to live. Achieving this range of choices might require affordable housing preservation or new construction, two broad strategies that are described in this section, or a combination of both. Developers, local governments, and community development corporations are key partners in these strategies.

Planning ahead to provide housing choices before property values rise is central to minimizing displacement. Setting land aside early for affordable housing, building new homes at a range of price points, and making sure existing and new affordable homes remain affordable over time can enable low-income residents to stay in their neighborhoods if property values rise. Green building techniques can also reduce housing costs, as described earlier in this chapter.

Where homes are located and how they are connected to the rest of the community and region have important implications for affordability. A unit built in an outlying area far from employment centers might be called affordable, but it increases transportation costs for residents and isolates them socially, economically, and geographically. Truly affordable housing is convenient to job opportunities and other amenities and services, and provides access to public transit and safe options for walking and bicycling. Homes should also be separated or buffered from land uses that could impact residents' health.

Municipalities also need to consider the vulnerability of affordable homes to natural

Housing choice is critical to reducing health, economic, and quality of life disparities among communities and building thriving regions.



With its mixture of new rental and for-sale housing at all income levels, Seattle's NewHolly neighborhood is transitioning from an isolated enclave of poverty to a vibrant, successful community.

Photo courtesy of Seattle Housing Authority.

hazards such as flooding or wildfires, to what extent those hazards might worsen with climate change, and how they will respond if a natural disaster damages or destroys the homes. These considerations might change whether a community decides to renovate existing buildings or build new homes in a safer, but still well-connected, location.

Housing choice is critical to reducing health, economic, and quality of life disparities among communities and building thriving regions. When people of all income levels can afford to live near their jobs, their commutes are shorter, resulting in lower transportation costs, cleaner air, and higher quality of life. Providing homes that teachers, retail workers, public safety personnel, and other moderate- and low-income earners can afford ensures that a strong workforce is available to fill essential jobs. Offering a range of housing price points and sizes allows young people to find homes in their hometowns and older people to stay in their communities as they age. Just as important, inclusive communities with residents of all ages, races, incomes, and ethnicities are

richer places for people to live and raise their families.

Preserve Affordable Housing

The National Housing Trust estimates that for every affordable apartment built, two are lost to deterioration, abandonment, or conversion to more expensive housing.¹⁰⁹ Preserving existing affordable housing is essential to stabilizing populations in low-income and overburdened communities. Existing affordable housing is often located near jobs, public transportation, and other services and amenities. Retaining affordable housing in areas that are revitalizing helps ensure that low-income families have access to new opportunities and quality of life benefits. Using this approach in struggling neighborhoods can catalyze investment and development. In addition, preserving and rehabilitating affordable housing is much less costly than building new affordable units.

Communities have used an array of tools to preserve affordable housing. For example, deed restrictions allow an individual to buy a home for less than market value and sell it later below market value to keep it affordable for future buyers. Community land trusts administer deed restrictions and purchase and retain land for new affordable housing. Because land trusts typically maintain possession of the land while the buyer purchases the building, the home price remains stable without the inflationary pressure from rising land values.

Housing trust funds are another tool city, county, and state governments use to provide a consistent source of funding for affordable housing initiatives, including repairs, renovations, and new construction. These trusts are created by state legislation and municipal ordinances. More than 625 city and county housing trusts operate in 40 states, generating more than \$1 billion a year for affordable housing.¹¹⁰ The revenue for trust funds can come from a variety of sources,

¹⁰⁹ National Housing Trust. Affordable Housing Preservation FAQs. www.nhtinc.org/preservation_faq.php. Accessed 2011.

¹¹⁰ Center for Community Change. Housing Trust Fund. www.communitychange.org/page/housing-trust-fund. Accessed 2011.



In Denver, Colorado's historic and diverse La Alma/Lincoln Park neighborhood—now known as the Mariposa District—existing affordable housing is being preserved while new middle-income and market-rate homes are being added, for a total of about 800 housing units where only 270 existed before. This affordable senior housing complex features a mural by a local artist. *Photo courtesy of EPA.*

including real estate taxes and fees, fees paid by developers, tax increment funds, and interest from government funds.

Other housing preservation tools include rehabilitation assistance and code enforcement. Keeping roofs, plumbing, and electrical systems in good repair can help homeowners, especially elderly residents, remain in their homes. Well-maintained housing is also at less risk of being purchased by speculators at bargain prices. Municipalities and community-based organizations can offer low-income property owners grants for rehabilitation, hands-on assistance, and education to help them comply with codes.

Federal agencies, particularly HUD, provide considerable support for affordable housing. The federal Low-Income Housing Tax Credit, described in the next section on creating new affordable housing, allows an owner or developer to claim a federal tax credit equal to a percentage of the cost incurred to rehabilitate low-income rental units. HUD provides grants, loans, and mortgage insurance for affordable housing rehabilitation as well as new construction. In rural areas, the U.S. Department of Agriculture's Rural

Development programs provide loans, grants, and loan guarantees for affordable housing improvements and construction.¹¹¹

Create New Affordable Housing

Building new affordable housing is another way to expand housing choices for low- and moderate-income households, and is important not only in neighborhoods with sizeable low-income populations, but also in more affluent communities currently lacking housing opportunities for low-income earners, young people, and seniors. Three important tools to facilitate affordable housing development are inclusionary zoning, updated land use regulations, and Low-Income Housing Tax Credits.

Municipalities can use inclusionary zoning to require that a certain percentage of new housing be affordable to low- or moderate-income households. In exchange, they can offer developers special allowances such as fast-track permitting or permission to build more units on a site than zoning would typically allow. Montgomery County, Maryland adopted one of the first inclusionary zoning programs in the country in 1974. Its Moderately Priced Housing law requires that 12.5 to 15 percent of the units in large new developments be moderately priced and that 40 percent of those units be offered to the county and nonprofit housing agencies for low- and moderate-income families.¹¹² The program has produced more than 10,000 affordable units.¹¹³ Washington, D.C.'s inclusionary zoning program mandates affordable set-asides of 8 to 10 percent of new residential construction, or 50 to 75 percent of the additional units the developer is allowed to build in exchange for creating affordable housing, whichever is greater.¹¹⁴

111 U.S. Department of Agriculture Rural Development. Housing and Community Assistance. www.rurdev.usda.gov/LP_Subject_HousingAndCommunityAssistance.html. Accessed 2012.

112 Montgomery County Department of Housing and Community Affairs. Moderately Priced Dwelling Unit Program. www.montgomerycountymd.gov/dhctmpl.asp?url=/content/dhca/housing/housing_p/mpdu/Summary_new.asp. Accessed 2011.

113 Smart Growth America. Social Equity. www.smartgrowthamerica.org/socialequity.html. Accessed 2011.

114 District of Columbia Department of Housing and Community Development. Inclusionary Zoning Affordable Housing Program.



The city of Santa Cruz, California's Accessory Dwelling Unit Development Program makes it easier for homeowners to create accessory units by converting garages or building separate structures. These accessory units create more affordable housing options, allow homeowners to earn extra money by renting them out, and can provide a place where young adults or elderly parents can live near their families yet still have privacy and independence.

Photo courtesy of City of Santa Cruz Department of Housing and Community Development.

Local governments can update other land use regulations to encourage the construction of affordable housing. Many codes and ordinances prevent or inhibit developers from building lower-cost housing. Regulations prohibiting multifamily and accessory units¹¹⁵ and requiring minimums for lot sizes, setbacks from the road, building square footage, and parking can drive up the cost of land acquisition and housing production. In contrast, reducing the land area required for construction, reducing or eliminating setback requirements, and making parking requirements more flexible significantly lower costs for developers and consumers. Reduced square footage requirements and accessory units provide options for lower-income and smaller households. Accessory units—particularly suited to suburban and rural contexts—can also house aging family members or bring in rental income

dhcd.dc.gov/service/inclusionary-zoning-affordable-housing-program. Accessed 2011.

115 Accessory units—also referred to as accessory apartments, second units, or granny flats—are additional living quarters on single-family lots that are independent of the primary dwelling unit. For more information, see U.S. Department of Housing and Urban Development, "Accessory Dwelling Units: Case Study" at www.huduser.org/portal/publications/adu.pdf.

for homeowners. In small town settings, mixed-use zoning ordinances that allow apartments above shops can increase affordable options.

Communities can use the Low-Income Housing Tax Credit to finance new affordable rental housing and to support affordable housing rehabilitation and preservation. Tax credits go to developers of qualified projects, who can then sell these credits to investors to raise capital for projects, reducing the money that the developer would otherwise have to borrow. With less debt, the developer can offer lower rents.¹¹⁶

Affordable housing developers face several challenges despite the many tools at their disposal. One of the biggest challenges is finding available and affordable land, particularly in neighborhoods where land values are appreciating quickly. Before investments in a neighborhood drive land prices up, it is important for community and government stakeholders to identify locations for affordable housing and acquire property. Other challenges include gaining political support among local officials, which can be overcome with engagement by community members and affordable housing advocates. It can also be difficult to ensure that affordable housing remains affordable over time. This can be accomplished using deed restrictions and other affordable housing preservation strategies discussed above.

Community development corporations are important leaders in the creation of new affordable housing. The Umpqua Community Development Corporation worked with the state of Oregon, the city of Roseburg, and the Local Initiatives Support Corporation to convert a former hotel in downtown Roseburg into a mixed-use development with retail on the ground floor and 37 housing units upstairs. With \$3.2 million generated from Low-Income Housing Tax Credits, \$1 million from historic rehabilitation tax credits, and other funding, Umpqua ensured that 33 of those units are affordable to very low- and



Silver Gardens Apartments is a 66-unit affordable housing development located on a reclaimed brownfield site across the street the main transit hub in downtown Albuquerque, New Mexico. *Photos courtesy of Patrick Coulie.*

moderate-income residents. In addition, several of the units provide housing for women from the Safe Haven Maternity Home.¹¹⁷

116 U.S. Department of Housing and Urban Development. How Do Housing Tax Credits Work? www.hud.gov/offices/cpd/affordablehousing/training/web/lihtc/basics/work.cfm. Accessed 2011.

117 Kimura, Donna. "Hotel project provides housing while rescuing city's past." *Affordable Housing Finance*. August 2005. www.housingfinance.com/ahf/articles/2005/august/032_AHF_12-3.htm.

Case Study:
Bringing Transit Service and Affordable Housing to a Community in Need
Boston, Massachusetts

Boston's Fairmount Line, a commuter rail, runs through underserved and densely populated communities in Dorchester, Mattapan, and Hyde Park. For decades, many residents living along the line could see the train from their windows, but it did not stop in their neighborhoods and the nearest stations were well beyond walking distance.

"For residents of neighborhoods such as Four Corners in Dorchester, who currently bear the burden of hosting a diesel rail line without the benefit of service, the Fairmount Line is a textbook example of environmental injustice," says Noah Berger, the program manager at the Federal Transit Administration. Most residents of the communities bordering the Fairmount Line are African-American or Latino, and about half of the households earn less than \$25,000 per year. Because 30 percent of them do not own a car, residents use public transit four times more than the regional average. The communities also have many vacant properties and brownfields, a problem made worse by a rise in foreclosures since the mid-2000s. In 2009, nearly 70 percent of Boston's foreclosures were in Dorchester and Mattapan.

In response to these challenges, four community development corporations (CDCs) representing Dorchester Bay, Codman Square, Southwest Boston, and Mattapan came together to form the Fairmount/Indigo Line Collaborative. They also joined the Greater Four Corners Action Coalition's transit equity campaign to advocate for new service and transit-oriented development along the nine-mile rail corridor. The commonwealth of Massachusetts, the city of Boston, and federal agencies have committed nearly \$200 million to construct four new stations as well as affordable housing, office buildings, and a greenway to better serve the residents and reinvigorate their neighborhoods.

"We are working with residents to plan and create new urban villages along the line with mixed-use developments that include affordable housing and commercial uses," says Gail Latimore, executive director of the Codman Square Neighborhood Development Corporation. "The Fairmount work is a catalyst for economic revitalization of our communities. While we have a lot more work to do, we are well on our way to transforming our neighborhoods and are serving as a national model for responsive community development."

The Fairmount/Indigo Line Collaborative partnered with Boston's Department of Neighborhood Development to develop a vision of how transit could improve access and mobility and catalyze economic and social renewal. The coalition wanted the Fairmount train service to operate as part of the city's subway network under the name the "Indigo Line." They engaged a broad coalition of residents, community organizations, academic institutions, and foundations. Collaborative representatives found common ground among diverse neighborhood interests on shared goals.

The collaborative was especially concerned that speculative property transactions and rising land values around the new stations would drive up the cost of living for current residents and push them out of the neighborhood. As a result, the plans for transit-oriented development focused on creating and preserving affordable housing. The CDCs are purchasing and rehabilitating foreclosed homes and acquiring, cleaning up, and reusing brownfield sites and other vacant and abandoned properties for housing development.



The area around Uphams Corner, a station on the Fairmount Line in Dorchester, before the station renovation (*above*), and a rendering showing the planned redevelopment around the station (*below*). Photo and rendering courtesy of Fairmount Collaborative.

To further support opportunities for affordable housing and equitable development, the Partnership for Sustainable Communities provided technical assistance to the collaborative. The Partnership is a joint effort of HUD, the U.S. Department of Transportation (DOT), and EPA to coordinate federal housing, transportation, water, and other infrastructure investments to make neighborhoods more prosperous, allow people to live closer to jobs, save households time and money, and reduce pollution. The Partnership helped create a comprehensive inventory of more than 150 sites near the rail line and a site prioritization tool to identify opportunities to develop housing, retail, and green space. The Partnership also supported the refinement of a design concept for a brownfield located close to the recently refurbished Morton Street station that will include affordable housing and commercial space.

The Federal Transit Administration contributed over \$135 million to support four new stations and the renovation of two existing stations. HUD provided over \$50 million through Community Development Block Grants; the HOME Investment Partnerships Program; and Section 202 for public housing, new housing, and rental subsidies. EPA dedicated \$720,000 to clean up more than 30 brownfield sites within a half-mile of the new and renovated stations and will provide technical assistance to a Green Jobs Incubator on a former brownfield. Other funders include the Massachusetts Department of Housing and Community Development, Massachusetts Housing Partnership, the Local Initiatives Support Corporation, and several local and national foundations.

The four new stations are expected to open by 2013. The Fairmount/Indigo Line Collaborative expects to create 1,200 new affordable homes near these stations. The collaborative also estimates that the new stations will attract over 780,000 square feet of new retail space with the potential to generate more than 1,300 new jobs. Additionally, the collaborative plans to develop a six-mile green corridor, which will include playgrounds, orchards, parks, a pedestrian and bicycle path, community gardens, and open space.

“We are working with residents to plan and create new urban villages along the line with mixed-use developments that include affordable housing and commercial uses,” says Gail Latimore, executive director of the Codman Square Neighborhood Development Corporation. “The Fairmount work is a catalyst for economic revitalization of our communities. While we have a lot more work to do, we are well on our way to transforming our neighborhoods and are serving as a national model for responsive community development.”¹¹⁸

¹¹⁸ For references, see page 76.

Provide Transportation Options

For many low-income and overburdened communities, public transit, bicycle, and pedestrian networks are critical links to the regional employment and educational opportunities that can help residents improve their lives. Transportation options such as reliable bus and rail systems and well-connected sidewalks and bike paths make it possible for people to reach a job in the suburbs, their doctor's office across town, or the grocery store around the corner safely and conveniently, even if they do not drive a car.

Expanding transportation choices can also save people money. Families living near public transit can own fewer cars—or no cars—and drive them less, which can mean significant savings on gas and maintenance costs. As noted in Chapter 2, the average American family spends roughly 18 percent of household income on transportation and very low-income households can spend 55 percent or more, while households with access to good transit service spend only 9 percent.¹¹⁹

Providing transportation options can also help create jobs. Investments in public transit, bicycle, and pedestrian infrastructure create more jobs per dollar spent than building new roads.^{120,121}

In addition, when people can walk, bike, or take public transit, physical activity becomes part of their daily routines, which can keep them healthier. Well-designed streets with sidewalks, bike lanes, safe crossing points, and good lighting reduce the risk of being hit by a car. Providing alternatives to driving can also decrease pollution from motor vehicles, helping to protect air quality, reduce asthma and other illnesses that disproportionately impact low-income and minority communities, and mitigate climate change.

119 Center for Transit-Oriented Development. *Mixed-Income Housing Near Transit*. 2009. www.reconnectingamerica.org/public/display_asset/091030ra201mixedhousefinal.

120 Smart Growth America. *Recent Lessons from the Stimulus: Transportation Funding and Job Creation*. 2011. www.smartgrowthamerica.org/2011/02/04/new-report-reveals-smart-transportation-spending-creates-jobs-grows-the-economy.

121 Garrett-Peltier, Heidi. *Pedestrian and Bicycle Infrastructure: A National Study of Employment Impacts*. Political Economy Research Institute, University of Massachusetts, Amherst. 2011.

Transportation options such as reliable bus and rail systems and well-connected sidewalks and bike paths make it possible for people to reach a job in the suburbs, their doctor's office across town, or the grocery store around the corner safely and conveniently, even if they do not drive a car.



Public transit, bicycle, and pedestrian networks can connect low-income residents to jobs and educational opportunities, save money on transportation, and help to integrate physical activity into peoples' daily routines.

Photo courtesy of EPA.

This section presents three broad approaches that expand the transportation choices available to low-income and overburdened communities: providing access to public transit; designing safe streets for all users; and implementing equitable, transit-oriented development. Different strategies will be appropriate depending on the scale of the community. For instance, a rural community might not have enough population to support a fixed-route bus system, but residents could benefit from demand-responsive public transit and safely designed streets with sidewalks.

Coordinating the implementation of these transportation strategies with neighborhood planning can result in more accessible amenities and services and more viable transportation options. When homes, offices, stores, and civic

buildings are located near public transit and close to each other, it is convenient to walk, bicycle, and take the bus or train. Planners can ensure that land use policies and regulations support compact, mixed-use development, including affordable housing, near transit and walking and bicycling routes. It might also be necessary to address safety and crime concerns before residents feel comfortable walking, bicycling, or using public transportation. Along with police enforcement, clustering destinations close to transit stops and increasing the number of eyes on the street can improve neighborhood safety.

Provide Access to Public Transportation

Public transportation is especially critical for low-income people, older adults, youth, and individuals with disabilities who might not have other ways of getting around. Transportation planners can engage these groups to ensure that transit routes and service hours meet their needs.

Many public transportation trips are made up of multiple legs on different forms of transit such as regional rail and local bus. Linking public transportation options at transportation hubs and coordinating schedules between transit providers can increase accessibility and



The Tempe, Arizona Transportation Center combines the downtown light-rail stop, the main city bus station, and the state's first "bike station," which offers secure on-site storage and repairs, into one facility.
Photo courtesy of City of Tempe and Architekton + Otak.

convenience. In rural communities, demand-responsive transit service, which operates on flexible routes and schedules according to passenger needs, can be a successful approach. In urban, suburban, and rural places, coordinating traditional public transit and transportation provided by social service agencies can further expand transportation options for customers.

Municipalities can make access to public transportation easier and safer through thoughtful design of transit stops and surrounding streets. Waiting areas should be safe, well lit, and clearly marked. They should be easy and safe for patrons to reach on foot and by bicycle via sidewalks, bike paths, and crosswalks. Transit agencies can educate the public about their transportation options by translating schedules and brochures into local languages and placing these guides in schools, churches, businesses, and other community destinations.

The La Jolla Band of Luiseño Indians in southern California is working with the San Diego Association of Governments and the nonprofit Walk San Diego to evaluate ways of increasing access to bus stops while encouraging physical activity. Potential strategies include marking stops more clearly, calming traffic, and protecting the trails and roadside paths that lead to the stops from fast-moving vehicles using logs, rocks, and other natural barriers obtained from the surrounding landscape.¹²²

Planners can consider the equity and health outcomes of transit investments at the beginning of the decision-making process using tools such as environmental and social impact analyses. They can also create accountability measures or indicators to ensure that transportation projects meet equity and health objectives. A common approach is to calculate transportation benefits by income group. Specific metrics can include average travel time for various types of trips, the number of jobs that are accessible within a given travel time, and average distance to the nearest transit stop, all analyzed for a range of income

¹²² Walk San Diego. *Active Transportation Assessment for the La Jolla Band of Luiseño Indians*. 2012.

groups.¹²³ These metrics can be monitored over time to ensure that transit investments continue to serve transit-dependent populations.

Much of the funding for public transportation is distributed directly to transit agencies, which then decide how to spend it. However, transit agency boards often include one representative for each jurisdiction served—usually multiple suburban towns and one city—instead of basing representation on population. This can result in more investment in outlying areas and less funding for urban cores where transit-dependent groups often live and where population densities generally better support the provision of transit service.

To advocate for the equitable distribution of funding, residents can participate in riders' councils and other advisory groups that make recommendations to transit agencies and engage the public. In 2010, the city of Seattle created a citizen transportation advisory committee to advise the mayor and city council on transportation priorities. The committee includes representatives from diverse communities as well as equity and social justice advocates.¹²⁴ Nonprofit organizations can also conduct community assessments to uncover information about specific transportation needs that can inform agency decisions, as described previously.

Implement Equitable Transit-Oriented Development

Transit-oriented development (TOD) is commonly defined as compact, mixed-use development within walking distance (usually half a mile) of a transit station. Residents of transit-oriented developments can choose to drive less because of their convenient access to public transportation and walkable streets. Equitable TOD offers a mix of housing choices affordable to people with a range of incomes. Providing affordable housing near transit can significantly lower combined housing and transportation costs, which can claim 55 to 60 percent of the household incomes of working families in major metropolitan areas.¹²⁵

Equitable transit-oriented development uses many of the tools described earlier that create and preserve affordable housing, though some tools are particularly suited to station-area development. Because TOD residents are more likely to use transit, municipalities can reduce or eliminate minimum parking standards in TODs, which can decrease the costs of development and therefore the costs of building affordable housing. Greater building height or floor-area allowances—sometimes called density bonuses—



Denver residents help plan development around the Decatur-Federal station on the planned West Corridor light-rail line. *Photo courtesy of Denver Liability Partnership.*

123 U.S. Environmental Protection Agency. *Guide to Sustainable Transportation Performance Measures*. 2011. www.epa.gov/smartgrowth/transpo_performance.htm.

124 Seattle Department of Transportation. Citizens Transportation Advisory Committee III. www.seattle.gov/transportation/ctac.htm. Accessed 2011.

125 Center for Housing Policy. *A Heavy Load: The Combined Housing and Transportation Burdens of Working Families*. 2006. www.cnt.org/repository/heavy_load_10_06.pdf.

Municipalities can remove barriers to equitable TOD and reduce costs by waiving or reducing impact fees, expediting permitting approvals, or donating publicly owned land.

can accomplish similar objectives and work well near transit stations, where communities typically want more development. Land banking is another viable tool. Public and nonprofit entities can acquire land for affordable housing near transit early when prices are lower and hold it in a land bank until the time is right for redevelopment. When a private developer is interested in building, land bank authorities transfer the land to the developer with conditions guiding how it will be developed—for example, as mixed-income housing.

The Denver Livability Partnership, with support from a HUD Community Challenge Planning Grant and a DOT Transportation Investment Generating Economic Recovery (TIGER) II Planning Grant, is working to ensure that people in all income brackets benefit from the city's planned West Corridor light rail line. In anticipation of rising land prices, the Urban Land Conservancy, a member of the Denver Livability Partnership, purchased a two-acre parcel along the line on which an 80-unit affordable housing development, a library, and other facilities will be built.¹²⁶ The partnership also created a Housing Development Assistance Fund, awarding \$750,000 grants to the Urban Land Conservancy and the Denver Housing Authority for planning and predevelopment expenses associated with developing affordable housing near the light rail line. These grants ensure that the costs of developing transit-accessible housing are not passed on to renters or buyers.¹²⁷ The Denver Livability Partnership's plans will more than double the number of affordable homes near West Corridor transit stations from 1,400 to 3,000 units, building a foundation for



Fruitvale Village provides shopping, mixed-income housing, office space, a clinic, a library, and a senior center on a former parking lot at the entrance to the Fruitvale Bay Area Rapid Transit station. *Photo Courtesy of The Unity Council.*

inclusive communities that are linked to regional opportunities.¹²⁸

Transit-oriented development will not necessarily be affordable without careful planning by the municipality and involvement from the community. Developing in transit-accessible infill locations can be more time-consuming, difficult, and expensive than conventional development, so housing there is often built for the high end of the market. Municipalities can remove barriers to equitable TOD and reduce costs by waiving or reducing impact fees, expediting permitting approvals, or donating publicly owned land. Additionally, collaboration among local planners, metropolitan planning organizations, community development corporations, and developers can increase the likelihood of achieving development that meets community goals.

¹²⁶ Cohen, Elisa. "West side partnerships forming." *North Denver Tribune*. June 1, 2011. www.fresc.org/west-side-partnerships-forming.

¹²⁷ City of Denver. Transit-Oriented Development: Denver Livability Partnership. denvergov.org/tod/DenverLivabilityPartnership/tabid/438465/Default.aspx. Accessed 2011.

¹²⁸ City of Denver. *HUD/DOT Grant Fact Sheet*. 2010. www.denvergov.org/Portals/193/documents/TOD%20SIP/HUD%20Award%20Fact%20Sheet-City%20and%20County%20of%20Denver%20Community%20Planning%20and%20Development.pdf.

Case Study: Equitable Transit-Oriented Development Chicago, Illinois

Since 1979, Bethel New Life, a faith-based community development corporation, has catalyzed redevelopment in the underserved West Garfield and Austin neighborhoods of Chicago. In 1991, when the Chicago Transit Authority proposed closing the elevated train line that linked residents to jobs and services, Bethel formed a regional coalition to preserve transit service. Bethel eventually created a transit-oriented development plan that led to the construction of Bethel Center, a two-story, 23,000-square-foot community center on the leading edge of equitable development and green construction.

Located five miles west of downtown Chicago, the West Garfield and Austin neighborhoods are predominantly African-American. In 1966, Martin Luther King, Jr. made national headlines when he moved his family into a tenement apartment in this area to fight for civil rights in housing, transportation, and public education as part of the Chicago Freedom Movement. After a series of riots in the late 1960s, the community declined when businesses closed and banks redlined neighborhoods, cutting off investment. The city's decision to close the elevated Green Line train would have been another devastating blow. "We had to respond to the proposed closure because the train line is the only way people can get to work or visit their families," says Mary Nelson, founding president of Bethel New Life.

In 1992, Bethel formed the Lake Street El Coalition with other community groups, environmental organizations, and a few suburban townships and businesses. The coalition pressured local and federal officials to preserve transit service and kept their concerns in the public eye through press conferences, protests, and demonstrations. In particular, the coalition highlighted the disparities in federal spending on highways compared to public transit. After a series of hearings and meetings, the Chicago Transit Authority committed \$380 million to repair the line. The Green Line's rehabilitation was completed in 1998.



Threatened with the loss of their transit station, the West Garfield and Austin neighborhoods worked with Bethel New Life to keep the station open and catalyze transit-oriented redevelopment with the Bethel Center as the anchor. *Photo courtesy of Farr Associates, photography by Ballogg Photography.*



The Bethel Center was built on a former brownfield, and its transit-accessible, walkable location allows residents to reach local and regional destinations conveniently and affordably. The development incorporates green building technology and features a green roof, photovoltaic cells, and recycled and non-toxic building materials. *Photo courtesy of Farr Associates, photography by Alan Shortall.*

After its victory, Bethel began to consider developing the areas around the transit station. “We realized the stop was a neighborhood asset and that 2,500 to 3,000 people a day got on and off at the intersection of Lake Street and Pulaski Road,” says Ms. Nelson. Bethel collaborated with residents, faith-based organizations, schools, public officials, and the Garfield Park Conservatory to create the Lake Pulaski Transit Village Plan. The plan proposed neighborhood revitalization strategies based on smart growth principles, such as compact building design, walkable neighborhoods, and access to public transportation. The residents also wanted a community center at the heart of the transit village.

For more than a decade, Bethel struggled to find funding to develop the community center on a site adjacent to the transit stop. The site had once hosted a gas station, whose leaking underground storage tanks had contaminated the groundwater and soils. Bethel was turned down by three banks unwilling to finance loans on land with environmental risks but was able to get public funding from the city of Chicago’s Empowerment Zone, the state of Illinois, and the U.S. Department of Health and Human Services’ Office of Community Services for predevelopment costs and small business development. The organization received additional funding from private foundations and corporations such as the Illinois Clean Energy Community Foundation and Commonwealth Edison. Bethel also used New Market Tax Credits, a program designed to make investment capital available to businesses in qualifying low-income communities. With public and private money in place to clean the site and construct the center, U.S. Bank came on board. Altogether, Bethel pieced together \$4.9 million for site cleanup and the center’s construction.

Completed in 2005, the Bethel Center is LEED Gold certified and a national model for green building. It houses six businesses, retail and financial services, affordable childcare, and an employment center that provides job counseling and job placement services. With assistance from faith-based financial services organization Thrivent Financial and a

Since its founding, Bethel New Life has helped bring \$110 million of investment to Chicago’s West Side, placed over 7,000 people in jobs, and developed over 1,000 units of affordable housing.

U.S. Department of Health and Human Services program that matches contributions to savings accounts, the Community Savings Center provides financial education and matched savings accounts for home purchases, small business starts, and educational advancement. Among the many honors it has received, Bethel Center won EPA’s National Award for Smart Growth Achievement in 2006.

The Bethel Center creates a long-term economic anchor at the Lake Street and Pulaski Road intersection. “When doing community development, one of the most important things is creating a sense of an economic future,” says Ms. Nelson. “The center also made the transit stop much more usable and convenient.” Ridership at the stop has increased 25 percent since 2004. Bethel and other organizations have also worked to revitalize the surrounding area. The transit village now includes 36 affordable, energy-efficient homes within walking distance of the transit stop, parks, and stores. In addition to connecting residents to jobs throughout the region, the Bethel Center itself created about 100 new jobs.

Since its founding, Bethel New Life has helped bring \$110 million of investment to Chicago’s West Side, placed over 7,000 people in jobs, and developed over 1,000 units of affordable housing. Bethel has also become a national example of the role faith-based organizations can play in promoting equitable community development.¹²⁹

¹²⁹ For references, see page 77.

Design Safe Streets for All Users

Well-designed streets allow safe, comfortable travel for pedestrians, bicyclists, motorists, and public transit users of all ages and abilities. Also called “complete streets,” they often provide sidewalks, bike lanes, median islands, pedestrian signals, bus lanes, and plenty of crossing opportunities. Complete streets strategies can be used with the pollution-reducing green streets approaches described previously.

Not only do safely-designed streets make it less dangerous and more appealing for people to walk, bike, and use transit, they also bring economic benefits to urban, suburban, and rural communities. Streets that are more pleasant to walk along bring more pedestrians to shopping districts, and more foot traffic means more customers. Traffic calming measures can also increase business because drivers are better able to see stores and more likely to stop and shop.

Many towns, cities, and states have adopted complete streets policies directing transportation agencies to design and build new and retrofitted roadways to enable safe access for all users. Because almost 20 percent of Kingston, New York’s residents live below the poverty line and 44 percent of its children are overweight or at risk of becoming overweight, the city launched a complete streets initiative. City staff teamed up with the Robert Wood Johnson Foundation, the school district, the local Cooperative Extension branch, and community health and environmental organizations to create a Complete Streets Committee, conduct a “SWOT” (strengths, weaknesses, opportunities, and threats) analysis of local streets, and undertake a code audit to identify regulations that were hampering the city’s ability to build complete streets.¹³⁰ Kingston passed a Complete Streets Policy Framework in 2010.¹³¹ The framework describes approaches the city will use to advance complete streets and creates an advisory council to identify projects, select design options, and provide policy

¹³⁰ City of Kingston. Complete Streets Committee. www.kingston-ny.gov/content/120/2336/2344/default.aspx.

¹³¹ City of Kingston. A Healthy Kingston for Kids. www.kingston-ny.gov/content/120/2336/default.aspx.



At this Portland, Oregon, intersection, bike lanes, crosswalks, and traffic lanes have been safely integrated with rain gardens that filter polluted stormwater runoff.

Photo courtesy of Environmental Services, City of Portland, Oregon.

recommendations.¹³² Since Kingston and other New York communities have initiated complete streets efforts, New York State passed a bill that requires complete streets approaches to be considered in the planning, design, construction, and rehabilitation of roadways that receive federal or state funding.¹³³

To improve infrastructure on existing streets not slated for reconstruction, local governments can prioritize these projects in their transportation planning processes. Localities could get federal transportation funding for these improvements by working with their state departments of transportation.

Local governments can implement some street improvements with minimal cost. For example, changing the timing on a walk signal at an intersection costs almost nothing but makes the street safer for pedestrians by giving them more time to cross. Where the state owns roadways, municipalities need to work with state transportation agencies.

¹³² City of Kingston. *City of Kingston Complete Streets Policy Framework*. 2010. www.kingston-ny.gov/filestorage/120/2336/2344/rs11090dg_cs_policy_adopted.pdf.

¹³³ Seskin, Stefanie. “Excelsior! Complete Streets Will Be Law in New York.” National Complete Streets Coalition. August 16, 2011. www.smartgrowthamerica.org/2011/08/16/excelsior-complete-streets-will-be-law-in-new-york/.

Improve Access to Opportunities and Daily Necessities

All residents, regardless of race, ethnicity, or economic status, should have access to the basic ingredients of healthy, productive lives. These include employment and educational opportunities; services such as health care, child care, and public transportation; and amenities such as safe streets, parks and recreational facilities, and grocery stores and other places to buy nutritious food.

This section includes strategies for improving access to key neighborhood destinations that help address the challenges facing many low-income, minority, and tribal communities. Diverse, community-centered schools can serve as anchors for surrounding neighborhoods and important amenities for children and families. Safe Routes to School programs improve children's health and well-being by enabling them to walk and bicycle to school. Incorporating nutritious food stores and green spaces into neighborhoods can help increase physical activity, reduce chronic disease, and provide other health benefits. The strategies in the earlier sections on housing, transportation, and strengthening existing communities are also important for creating access to opportunities and amenities.



This community health workshop in Detroit, Michigan, provided residents with basic health analyses and the opportunity to have private conversations with medical professionals. The workshop focused on health issues important to the community.
Photo courtesy of Lauren Cooper.

Promote Diverse, Community-Centered Schools

A community-centered school is located near the families it serves, is accessible via multiple modes of transportation, fits well with the neighborhood, and has a relatively small footprint. There are many benefits of community-centered schools for low-income and overburdened communities. Because community-centered schools are centrally located, students, parents, and faculty can get to them on foot, by bicycle, or via school bus, public transit, or driving. The availability of multiple transportation options can save families money. Children who walk or bike to school get regular exercise as part of their daily routines, and they can access playgrounds and school facilities after school, on the weekends, or during the summer, which encourages them to stay active in a safe environment. Children can spend more time playing and learning instead of sitting through long car or bus rides. Having a school nearby makes parent participation much more feasible for busy families, and parent involvement is linked to student performance.¹³⁴

Centrally located schools can be community resources as well. Facilities can be used for events during non-school hours, such as adult classes, Boy and Girl Scout meetings, after-school sports, performing arts, and voting. Some schools offer health, dental, childcare, and employment services. To facilitate broader community use of school facilities like playgrounds, libraries, kitchens, and community gardens, joint use agreements can be created between schools and city recreation departments and other local government agencies, organizations like the Boys and Girls Clubs, and other community groups. This is particularly important in rural communities that might lack other public facilities.

Many communities contain schools, and preserving those schools can anchor neighborhood revitalization. Abandoning and

¹³⁴ Hoover-Dempsey, Kathleen V. and Sandler, Howard M. "Parental Involvement in Children's Education: Why Does It Make a Difference?" *Teachers College Record*, 97(2): 310-331. 1995. www.vanderbilt.edu/peabody/family-school/papers/childrens_education.pdf



The Moore Square Museums Magnet Middle School is situated in the heart of Raleigh, North Carolina's cultural and arts district, providing students with a unique educational opportunity that takes advantage of downtown institutions. Within walking distance of diverse neighborhoods and the Capital Area Transit bus center, the school has a socially and economically diverse student body and has helped strengthen and revitalize the surrounding area. *Photo courtesy of Wake County Public School System/City of Raleigh.*

demolishing schools in existing communities can result in decreased property values; in contrast, the presence of a local school raises property values and encourages more public and private investment in the neighborhood.¹³⁵ This in turn reinforces the tax base available to the schools. In newer communities that are building schools, it is important to site those schools so they are easy to access.

Various decision-makers influence where new schools are sited, whether existing ones are maintained or closed down, and how schools fit into the community. School districts have direct control over school siting decisions. Local governments decide where other community elements, such as housing, parks, and sidewalks, are located in relation to schools, and make long-term plans for surrounding neighborhoods. Collaboration between school districts and local planners can help link school siting decisions to development plans, create better connections between schools and adjacent neighborhoods,

¹³⁵ National Trust for Historic Preservation. *Helping Johnny Walk to School*. 2010. www.preservationnation.org/information-center/saving-a-place/historic-schools/helping-johnny-walk-to-school/.

promote the co-location and joint use of schools with other facilities, and better align comprehensive and school facility plans. States also influence where school facilities are located, often helping to fund school renovation, maintenance, and construction and providing siting and size guidelines. Municipalities can promote community-centered schools by working with state governments to remove minimum acreage requirements, which often call for large sites not typically available in existing neighborhoods; remove state funding biases that favor the construction of new buildings even if renovation is less expensive; and fund regular maintenance and repair, particularly of older school facilities in underserved communities.¹³⁶

When promoting community-centered schools, decision-makers should consider potential air, soil, and water contamination. Uncontaminated sites that meet the educational, economic, and community goals discussed above are preferable. However, such sites can be hard to find in established communities, and school districts are often faced with choosing among sites that have some level of contamination from



Homes in Portland, Oregon's New Columbia neighborhood are close to amenities such as a grocery store, parks, the Rosa Parks Elementary School, community college classrooms, and a Boys and Girls Club. *Photo courtesy of Housing Authority of Portland.*

¹³⁶ National Trust for Historic Preservation. *Helping Johnny Walk to School*. 2010. www.preservationnation.org/information-center/saving-a-place/historic-schools/helping-johnny-walk-to-school/.

prior uses or that are close to potential sources of contamination. It is possible to safely locate schools on those sites by carefully evaluating and addressing the environmental and public health risks and benefits. EPA has developed school siting guidelines to help local education agencies, states, and tribes identify and implement site-specific and community-wide exposure and risk reduction strategies.¹³⁷

Community-centered schools can have unintended effects on school diversity. Few neighborhoods are representative of the racial, ethnic, or economic makeup of their community or school district as a whole. As a result, schools whose student populations come only from nearby neighborhoods might be more racially, ethnically, or economically homogeneous than those that draw from a larger geographic area. In other words, it might be difficult to have schools that are both diverse and close to residences. However, diversity, health, environmental protection, and community vibrancy are all important outcomes that school districts can aim to balance.

The long-term solution to this challenge is diverse, mixed-income communities where neighborhoods—and student bodies—reflect the broader population. In the shorter term, municipalities, school districts, and community-based organizations can explore other responses. For instance, school districts and land use planners can consider both proximity to the families served and the diversity of school populations when making decisions about school siting, rehabilitation, and closure. Planners and school officials can also work together to encourage neighborhood diversity near schools with development projects that provide mixed-income housing close to schools. In addition, school districts can promote diverse, community-centered schools by designing school attendance zones and assignment policies to support walkability and diversity.

137 U.S. Environmental Protection Agency. *School Siting Guidelines*. 2011. www.epa.gov/schools/siting.

Create Safe Routes to School

Safe Routes to School programs are efforts by parents, schools, community leaders, and local and state governments to improve the health and well-being of children by enabling and encouraging them to walk and bicycle to school.

In 2009, 13 percent of children 5 to 14 years of age walked or bicycled to school, compared with 48 percent of children in 1969.¹³⁸ Reduced physical activity rates are associated with obesity and chronic disease, problems that disproportionately affect low-income and minority children. When students are able to walk or bike to school, they are more likely to get the recommended 60 minutes of daily physical activity, which can help reduce childhood obesity and related health issues.

Relative to higher-income children, more low-income children do walk to school, some on busy streets with fast-moving traffic, no pedestrian paths, and dangerous street crossings.¹³⁹ Safe Routes to School approaches provide strategies low-income and minority communities can use to get more students walking and bicycling to school where it is safe and to improve conditions where it is not. These strategies include education,



Safe Routes to School programs can include education for students on safe bicycling and walking, such as this class in Phoenix, Arizona.

Photo courtesy of www.pedbikeimages.org / Mike Cynecki.

138 National Center for Safe Routes to School. *The Decline of Walking and Bicycling*. www.saferoutesinfo.org/guide/introduction/the_decline_of_walking_and_bicycling.cfm. Accessed 2011.

139 Safe Routes to School National Partnership. *Implementing Safe Routes to School in Low-Income Schools and Communities*. 2010. www.saferoutespartnership.org/lowincomeguide.

engineering, enforcement, and encouragement. Education programs teach students safety skills for walking and bicycling and teach motorists how to drive safely around pedestrians and bicyclists. Engineering projects improve sidewalks, crosswalks, signs, and signals to create safer places to walk or bike. Enforcement efforts increase awareness of laws protecting walkers and bicyclists and guiding driver behavior. Encouragement strategies such as contests and rewards help to create excitement around walking and biking.

Some elements of a Safe Routes to School program, such as Walk to School Days, signs, and painting crosswalks, cost very little money. Others, such as new sidewalk construction, require more funding. Safe Routes to School activities are eligible for DOT funding that is distributed to metropolitan planning organizations and state departments of transportation.

Communities are designing Safe Routes to School programs that meet their unique needs. For instance, crime or fear of crime inhibits walking and biking to school in some places. Other communities have cited obstacles like abandoned buildings and stray dogs. To address these issues, residents can organize safety patrols made up of older students, create school route maps, and coordinate “walking school buses” or “bicycle trains,” which are groups of students accompanied by adults that walk or bicycle a pre-planned route to school.

The principal and teachers from Thomas Elementary School in Flagstaff, Arizona, worked with the municipal health and parks departments and local law enforcement to address safety issues in nearby Bushmaster Community Park, a hub for activities that threatened students’ safety while walking to school. A local business donated office space for a police substation one-quarter mile from the park, and volunteers asked local businesses to stop offering the individually sold bottles of beer that contributed to many of the problems in the park. The community also began weekly walking school buses.¹⁴⁰

140 Safe Routes to School National Partnership. *Implementing Safe Routes to School in Low-Income Schools and Communities*. 2010. www.saferoutespartnership.org/lowincomeguide.

Provide Access to Healthy Food

Many underserved neighborhoods lack sources of healthy, affordable food, a challenge linked to the high rates of diet-related diseases among low-income and minority populations.^{141,142} A number of issues can contribute to these “food deserts,” including supermarkets’ perceptions that low-income neighborhoods are not profitable locations, an assumed lack of spending power among residents, a lack of viable sites, high land and development costs, and lengthy approval processes.¹⁴³

However, economic research shows that low-income neighborhoods can have significant purchasing power and unmet demand.^{144,145} Local planning and economic development agencies and community organizations are building on these findings by conducting their own market studies, removing barriers, and providing incentives to attract grocery stores into neighborhoods that need them. For example, planners and economic developers are identifying and assembling suitable land for grocery store sites, speeding project approvals, and offering workforce development programs to prepare local residents for food retail jobs. Others are using financing tools to attract retailers, including New Market Tax Credits and private bank loans as well as federal and state grants. In New York City, the East Harlem Abyssinian Triangle development organization and the Abyssinian Development Corporation secured public financing that attracted private money to bring a supermarket to a predominantly African-

141 U.S. Department of Health and Human Services. Obesity Data/Statistics. minorityhealth.hhs.gov/templates/browse.aspx?lvl=3&lvlid=550. Accessed 2010.

142 U.S. Department of Health and Human Services. Diabetes Data/Statistics. minorityhealth.hhs.gov/templates/browse.aspx?lvl=3&lvlid=62. Accessed 2010.

143 Change Lab Solutions. *Getting to Grocery: Tools for Attracting Healthy Food Retail to Underserved Neighborhoods*. 2012. changelabsolutions.org/publications/getting-grocery.

144 Porter, Michael. *The Competitive Advantage of the Inner City*. Harvard Business Review. May/June 1995. Porter estimated that America’s inner cities had roughly \$85 billion in annual purchasing power (or 7 percent of total retail spending). In many neighborhoods, more than 25 percent of demand for goods was not being met locally.

145 Miara, James. *Retail in Inner Cities*. Urban Land. January 2007. www.icic.org/ee_uploads/publications/Retail-in-Inner-Cities-ULL-ICIC-012007.pdf.



The North City Farmers' Market in Old North St. Louis provides free health screenings and healthy cooking demonstrations. *Photo courtesy of the City of St. Louis and the Old North St. Louis Restoration Group.*



The First Oriental Market in Philadelphia received a \$500,000 loan from the Fresh Food Financing Initiative to help its owners purchase the property they had previously leased. *Photo courtesy of Pennsylvania Fresh Food Financing Initiative.*

American and Latino neighborhood in Harlem.¹⁴⁶ The supermarket agreed to give local residents at least 75 percent of the store's jobs. Since it opened in 1999, the store has met or exceeded industry averages for profitability.¹⁴⁷

Corner markets and convenience stores can also be sources of healthy foods. These small retailers might already be operating in underserved communities, and new ones might be able to fit into existing neighborhoods without lengthy development processes. Local government agencies can help small retailers sell healthy foods by providing grants or loans for physical improvements or equipment such as shelving or refrigeration units; covering the costs of initial healthy food orders; and offering marketing assistance for advertising, signage, and community outreach.¹⁴⁸

Retail stores are not the only potential outlets for fresh and healthy food. Nonprofit organizations can plant community gardens and start farmers' markets to bring produce from regional farms into neighborhoods. Another approach is community-supported agriculture, which allows residents to purchase shares from farmers at the beginning of a growing season in exchange for a portion of the crops. The farm either delivers directly to homes or distributes at a specific location in the neighborhood.

Local zoning and permitting regulations can prevent or slow the development of community gardens, farmers' markets, and mobile produce vending. Planners can remove regulatory barriers and ensure that zoning encourages sources of healthy food in neighborhoods that currently lack them.¹⁴⁹

146 The Abyssinian Neighborhood Project won EPA's National Award for Smart Growth Achievement in 2007. For more information, see the U.S. Environmental Protection Agency, "2007 National Award for Smart Growth Achievement" at www.epa.gov/smartgrowth/awards/sg_awards_publication_2007.htm.

147 Flournoy, Rebecca. "Healthy Foods, Strong Communities." *Shelterforce Online*. National Housing Institute. 2006. www.nhi.org/online/issues/147/healthyfoods.html.

148 Healthy Corner Stores Network. *Healthy Corner Stores Q&A*. 2011. www.healthycornerstores.org/healthy-corner-stores-q-a.

149 Change Lab Solutions. *Zoning Talking Points*. 2012. changelabsolutions.org/publications/zoning-talking-points.

Some state and federal agencies provide resources to improve access to healthy food in low-income and minority communities. In 2004, the state of Pennsylvania, the nonprofit Food Trust, and The Reinvestment Fund, a community development financial institution (CDFI), created the Pennsylvania Fresh Food Financing Initiative.¹⁵⁰ They committed \$150 million to increase the number of grocery stores and supermarkets in underserved, low-income urban neighborhoods and small towns.¹⁵¹ The initiative provides grants and loans to qualified food retail enterprises for land acquisition financing, equipment financing, construction and permanent finance, workforce development, and other activities. As of 2011, the initiative has invested \$192 million to develop 90 new stores, creating or preserving more than 5,000 jobs and improving access to healthy food for more than half a million people.¹⁵²

The U.S. Department of Agriculture maintains the Food Environment Atlas, an online tool that allows users to identify food deserts.¹⁵³ The Healthy Food Financing Initiative, a partnership among the U.S. Departments of Treasury, Agriculture, and Health and Human Services, is working to expand the availability of nutritious food, including developing grocery stores, small retailers, corner stores, and farmers' markets and equipping them to sell healthy food.¹⁵⁴ In 2011, the Healthy Food

Financing Initiative awarded \$25 million in grants through the Treasury Department's Community Development Financial Institutions Fund to 12 CDFIs working to increase access to affordable healthy foods.¹⁵⁵

Provide Access to Parks and Green Space

Green space at all scales—from small neighborhood parks to greenways to forests and wetlands—provides health, social, and environmental benefits for low-income and overburdened communities. Parks, community gardens, playing fields, riverfront shorelines, and wildlife refuges offer opportunities for physical activity, social engagement, and mental respite. These natural and cultivated spaces provide habitat for wildlife and serve important biological functions that purify air and water, lower ambient air temperatures, and absorb rainwater to reduce flooding in developed areas.

Coalitions of community organizations, land conservationists, planners, and public health groups are combining funding from local, state, federal, nonprofit, and private sources to create parks and green spaces. The Bootheel Heart Health Project, a collaboration between the Missouri Department of Health and Senior Services and the Centers for Disease Control and Prevention, built walking trails in 12 rural, predominantly African-American communities in southeast Missouri. Almost 60 percent of trail users reported that they exercised more because of the trail.¹⁵⁶ In Chattanooga, Tennessee, community activists, the Trust for Public Land, and city officials partnered to create the Alton Park Safewalk to serve the low-income Alton Park neighborhood.¹⁵⁷ The urban greenway connects residents to the South Chattanooga Recreational Center and

150 The Pennsylvania Fresh Food Financing Initiative won EPA's National Award for Smart Growth Achievement in 2006. For more information, see the U.S. Environmental Protection Agency, "2006 National Award for Smart Growth Achievement" at www.epa.gov/smartgrowth/awards/sg_awards_publication_2006.htm.

151 New Rules Project. Pennsylvania Fresh Food Financing Initiative. www.newrules.org/retail/rules/financing-local-businesses/pennsylvania-fresh-food-financing-initiative. Accessed 2011.

152 The Food Trust. Pennsylvania Fresh Food Financing Initiative. www.thefoodtrust.org/php/programs/fffi.php. Accessed 2011.

153 U.S. Department of Agriculture. Food Environment Atlas. www.ers.usda.gov/FoodAtlas. Accessed 2011.

154 U.S. Department of Health and Human Services. Healthy Food Financing Initiative. www.acf.hhs.gov/programs/ocs/ocs_food.html. Accessed 2011.

155 U.S. Department of the Treasury. "CDFI Fund Announces \$25 Million in Healthy Food Financing Initiative Awards." September 2011.

[www.cdfifund.gov/news_events/CDFI-2011-18-CDFI-Fund-Announces-\\$25-Million-in-Healthy-Food-Financing-Initiative-Awards.asp](http://www.cdfifund.gov/news_events/CDFI-2011-18-CDFI-Fund-Announces-$25-Million-in-Healthy-Food-Financing-Initiative-Awards.asp).

156 U.S. Department of Health and Human Services. *Preventing Chronic Diseases: Investing Wisely in Health*. 2003. atfiles.org/files/pdf/CDC-HHS.pdf.

157 International City/County Management Association. *Active Living and Social Equity: Creating Healthy Communities for All Residents*. 2005. bookstore.icma.org/Active_Living_and_Social_Equit_P1247C15.cfm?UserID=73333666&jsessionid=4e3049a2a14454137426.



Community members in National City, California, led the restoration of Paradise Creek, a tidal saltwater marsh that had been harmed by pollution and dumping. Through organized cleanups, fundraising, collaboration with the local government, and native species planting, they created the Paradise Creek Educational Park, which will be the centerpiece of a planned affordable housing and transit-oriented development. *Photo courtesy of National City.*

will eventually link to schools, churches, and downtown Chattanooga through the planned Chattanooga Creek Greenway.¹⁵⁸

Communities are designing green spaces in ways that respond to their specific needs, such as improving visibility and lighting where crime is a concern. The Olneyville Housing Corporation worked with the Providence, Rhode Island police department to design a park, playground, and bike path on a strip of long-vacant land along the Woonasquatucket River. By involving the police in the planning process early and using the principles of Crime Prevention through Environmental Design—a set of approaches aimed at designing the physical environment to deter crime—the housing corporation made siting and layout decisions that made the park and bike path easier to police and safer for users. As a result, these amenities are well-used by local families in what was once one of Providence's most dangerous neighborhoods.¹⁵⁹

158 Chattanooga-Hamilton County Regional Planning Agency. *Alton Park/Piney Woods Community Plan (Draft)*. 2010. [www.chcrpa.org/Projects/Land_Use_Plans/Alton_Park_Plan/Alton%20Park%20Master%20Plan%20\(5-12-2010\).ALL.pdf](http://www.chcrpa.org/Projects/Land_Use_Plans/Alton_Park_Plan/Alton%20Park%20Master%20Plan%20(5-12-2010).ALL.pdf).

159 Local Initiatives Support Coalition Rhode Island. *Riverside Gateway-Providence, Rhode Island*. www.chcrpa.org/Projects/Land_Use_Plans/Alton_Park_Plan/Alton%20Park%20Master%20

Parks can also be places of cultural expression. The Campo Band of Mission Indians in southern California obtained funding from the San Diego Association of Governments to plan a community park that reflects the tribe's values of health and harmony with nature and welcomes all generations. The park is being designed with input from tribal staff, elders, and community members and will include indigenous medicinal and edible plants, a native orchard, and a teaching pavilion.¹⁶⁰

Municipalities can update their comprehensive plans and zoning to protect existing parks and encourage new green space. Some are doing this by developing policies to encourage green infrastructure as part of buildings, neighborhoods, and streets. As discussed in the section on green streets, green infrastructure uses vegetation, soils, and natural processes to manage polluted stormwater runoff. At the scale of a city or county, green infrastructure refers to the patchwork of natural areas that provide habitat, flood protection, and cleaner air and water. At the scale of a neighborhood or site, green infrastructure refers to stormwater management features that mimic nature by soaking up and storing water.¹⁶¹ In both cases, green infrastructure can also provide places for recreation and make streets, public spaces, and buildings more attractive and pleasant. Philadelphia's *Green City, Clean Waters* plan uses elements such as restored stream corridors and wetlands, rain gardens, and green roofs to meet federal requirements for stormwater management while enhancing its neighborhoods. By 2029, the city plans to replace at least one-third of its impervious surfaces with green space to manage stormwater naturally and beautify the city.¹⁶²

[Plan%20\(5-12-2010\).ALL.pdf](#). Accessed 2011.

160 Campo Band of Mission Indians. *Final Project Report: Campo Tribal Community Park Project: Hummingbird Community Park*. 2012.

161 U.S. Environmental Protection Agency. Green Infrastructure. water.epa.gov/infrastructure/greeninfrastructure/index.cfm. Accessed 2012.

162 City of Philadelphia. Manage Stormwater to Meet Federal Standards. www.phila.gov/green/greenworks/equity_target8.html. Accessed 2011.

Preserve and Build On the Features that Make a Community Distinctive

Authentic community planning and revitalization are anchored in the physical and cultural assets that make a place unique. As decision-makers and community stakeholders implement the policies and strategies described in this report, they should build on the distinctive characteristics of their neighborhoods. Preserving and strengthening the features that make a place special maintains what existing residents value about their homes, attracts new residents and visitors, and spurs economic development that is grounded in community identity.

Land use planning processes often begin with visioning exercises where residents identify the aspects of their neighborhood that they like, including public spaces, long-standing institutions, and local traditions. Effective planning helps to preserve these assets and strengthen them through future development. This section discusses two broad approaches to culturally focused planning and development: preserving existing features that define local heritage, and strengthening that heritage through new development. Together, these strategies can promote development that respects local history and reinforces community pride.



Community leaders celebrate the unveiling of Minneapolis' American Indian Cultural Corridor. *Photo courtesy of the Native American Community Development Institute.*

Preserve Existing Cultural Features

Preserving the cultural heritage of a place can mean maintaining its physical elements, including buildings, main streets, public and civic spaces, and agricultural and natural lands. It can also mean supporting a community's cultural assets, such as traditions, festivals, commemorations of history, and shared community memories. These features help define the neighborhood and its values, are a source of local pride and identity, and provide a foundation for community-based revitalization and economic development.

A first step in cultural heritage preservation is to identify physical and cultural assets that matter to residents and document their histories and importance. Community-based organizations can collect information that tells the story of a place or tradition through library and Internet research, interviews, and site visits; communicate those stories to decision-makers and the public; and build support for preservation. Walking tours, seminars, celebrations or remembrances, place markers, museum exhibitions, oral history recording projects, and websites can also educate stakeholders and raise awareness about the importance of a place or tradition.

A community or region's physical and cultural assets can be a foundation for its land use and economic development planning. Municipalities and regional planning and development organizations can strengthen these assets using land use policies and regulations, entrepreneurship and workforce programs, small business retention and attraction, and industry cluster development strategies that enhance physical features and equip community members to build skills, get and keep jobs, open businesses, and shape economic growth that is homegrown and authentic.

Historic preservation tools can help preserve physical places or structures. Community organizations can start the historic preservation process by undertaking an assessment that identifies interested stakeholder groups; opportunities, such as a chance to obtain ownership of a site; threats, such as potential

The Selma to Montgomery National Historic Trail, created to commemorate the 1965 Voting Rights March in Alabama, runs through an area facing high unemployment, health concerns, and other economic and social challenges. The trail is an important cultural asset to local communities and a potential economic driver. It passes several interpretive centers, museums, and monuments, and walking tours and other educational opportunities are offered along the way. Local communities are working with HUD, DOT, EPA, and other federal and state agencies to clean up former gas stations and petroleum-contaminated brownfields along the corridor, where residents hope to spur revitalization and develop local businesses such as craft and gift shops, restaurants, and vegetable stands.^{163,164}



Mt. Zion Church in West Montgomery, Alabama, is an important historic landmark along the Selma to Montgomery National Historic Trail. The community is working with federal and state agencies to advance community revitalization and historic preservation in Montgomery and three other locations along the trail.

Photo courtesy of EPA.

163 U.S. Environmental Protection Agency. *National Historic Voting Rights Trail: Selma to Montgomery, Alabama*. 2010. www.epa.gov/oust/docs/al_recact1yr_story.pdf.

164 Partnership for Sustainable Communities. *Three Years of Helping Communities Achieve Their Visions for Growth and Prosperity*. 2012. www.sustainablecommunities.gov/toolsKeyResources.html.

demolition; the parties with control over the property; and specific goals, such as getting a structure recognized as a historic landmark or securing financial support to restore it.

There are various ways of obtaining official recognition for a historic site and, in some cases, protecting it. Getting a building listed on the State or National Registers of Historic Places brings eligibility for tax credits and protection in the form of extra scrutiny if a site is threatened, though it does not prevent demolition. After San Francisco's Bayview Opera House, the nation's first African-American opera house, was listed on the National Register of Historic Places, it received funding and technical assistance from the National Trust for Historic Preservation.¹⁶⁵ Local, state, and federal landmark laws are other tools to protect historic properties.

Some historic preservation programs focus more on architecture and aesthetics than on history and culture, which can create hurdles for places that are notable primarily for their association with an event, era, or tradition. To overcome this challenge, stakeholders must provide a well-researched history of the place and show evidence of public support. Residents of the Bronx are working with the borough government to encourage the New York Landmarks Preservation Commission to declare the Bronx's *casitas*, or "little houses," city landmarks. *Casitas*, reminiscent of the wood farmhouses in the Puerto Rican countryside, might not always exemplify "notable" architecture, but they are vital elements of Puerto Rican culture in New York and have played an important role in neighborhood revitalization.¹⁶⁶

Some localities have included historic preservation elements in their master plans that lay out visions, goals, and implementation strategies to protect historic neighborhoods, corridors, and commercial centers and enhance the public's understanding of the community's

165 Smith, Matt. "Restoring Bayview Opera House Lifts the Area." *San Francisco Weekly*. November 17, 2010. www.sfweekly.com/2010-11-17/news/restoring-bayview-opera-house-lifts-the-area.

166 Hughes, C.J. "In Bronx, Little Houses that Evoke Puerto Rico." *New York Times*. February 22, 2009. www.nytimes.com/2009/02/23/nyregion/23casitas.html.

history and historic assets. Municipalities can also create historic preservation overlay zones that encourage reuse of historic buildings, require exterior building renovations and repairs to be approved by historic preservation experts before work begins, and allow historic preservation commissions to comment on proposals before the zoning board.

Community organizations can also preserve a building by securing grants to renovate or restore the structure, raising funds to purchase it, or obtaining a long-term lease. They can also collaborate with schools, libraries, churches, and historical societies to identify new ways the building can contribute to local life, such as offering performance or meeting space to artists or social groups.

Create New Development that Strengthens Local Culture

By taking inspiration from important landmarks, neighborhood designs, and local traditions, new development in a community can strengthen cultural identity. Design guidelines and neighborhood conservation districts can capture the specific physical characteristics of development that determine the overall character of a neighborhood and apply them to new built projects.

With design guidelines, municipalities establish common standards for the form and character of a neighborhood and elements within it. They can be tailored to specific types of development projects, such as commercial buildings, multifamily homes, industrial facilities, or streets and sidewalks. Design guidelines can contain standards that address the building itself, including architectural style, scale, height, roof form, materials, and color; its relationship to the street, including orientation and setback; landscaping; signage; and other elements. Similarly, local governments can create pattern books to provide developers and architects with images of acceptable components of new and renovated buildings.

The Mississippi Renewal Forum developed a Gulf Coast pattern book to preserve the architectural heritage of the region as it is rebuilt after Hurricane Katrina. The book provides images of building forms and key architectural elements to be used in the restoration and new construction of individual homes, commercial buildings, neighborhoods, and landscaping. It describes traditional block layouts, housing placement on lots, building types, decorative elements, and materials, and offers recommendations for fulfilling Federal Emergency Management Agency rebuilding requirements in a way that complements historic character.¹⁶⁷ By mixing different options from the pattern book, developers can create a variety of building types with a common architectural standard.

Local governments usually implement design guidelines as part of other development regulations and policies. These guidelines are most easily followed if they are clear, simple, and illustrated with photographs and images. In developing these guidelines, it is helpful for planners and community organizations to work with architects to distill the most important elements of community character.

Municipalities use neighborhood conservation districts, suitable for areas that are mostly built out, to ensure that new development and substantial modifications are in keeping with local character. Like design guidelines, this tool addresses the characteristics of buildings and sites. Neighborhood conservation districts are often implemented as zoning overlay districts that establish design standards for new construction, additions, or alterations to the street-facing facades of existing buildings. They can be simple, identifying the basic physical features that define a neighborhood such as

¹⁶⁷ Mississippi Renewal Forum. *A Pattern Book for Gulf Coast Neighborhoods*. 2005. www.mississippirenewal.com/documents/Rep_PatternBook.pdf.

the position of buildings on the site and their distance from the street, parking location, roof form, and the existence of front porches. Some communities prefer to implement voluntary neighborhood conservation districts.

Kansas City, Missouri's Jazz District, once a flourishing African-American community and a hotbed of Kansas City jazz, is being revitalized based on its cultural history, architectural styles, and neighborhood character. The Jazz District Redevelopment Corporation constructed residential, commercial, and retail space designed to complement existing architecture.¹⁶⁸ The district has attracted commercial tenants such as the Black Chamber of Commerce, the offices of an African-American newspaper, a blues club, and the Black Archives of Mid-America.¹⁶⁹

Standards that clarify design and compatibility preferences and requirements help create predictability in the development process for developers and community members. Guidelines for developers are clearly established, making their projects more likely to be approved and reducing costly delays. Community members can feel confident that new development will reinforce what they like about their neighborhoods. Providing images of preferred building styles can further clarify these standards.



The design of Minneapolis' American Indian-owned Woodlands National Bank and the accompanying public art celebrate native cultures. *Photo courtesy of the Native American Community Development Institute.*

¹⁶⁸ Jazz District Redevelopment Corporation. *Development Opportunities*. 2010. www.kcjazzdistrict.org/.

¹⁶⁹ Jazz District Redevelopment Corporation. 18th and Vine Jazz District Rebirth. www.kcjazzdistrict.org/. Accessed 2011.

Case Study:
Culturally Driven Land Use Planning
Ohkay Owingeh Pueblo, New Mexico

In 2000, Ohkay Owingeh’s tribal members created a pueblo-wide Master Land Use Plan that encompassed all 5,800 square miles of Rio Arriba County. This long-term growth strategy coordinates future housing and commercial development and preserves the community’s historic plazas. The plan both strengthens the pueblo’s identity and protects its natural surroundings by keeping the traditional commitment to environmentally sensitive design. The Master Land Use Plan was the first tribal smart growth plan in the country and won EPA’s National Award for Smart Growth Achievement in 2004.

Located 35 miles north of Santa Fe, Ohkay Owingeh, formerly called San Juan Pueblo, has a population of 6,750. Over the years, the pueblo has faced unemployment, water constraints, and housing shortages. Nearly 20 percent of its residents live below the poverty line, and there is a long waiting list for housing.

Through their land use planning efforts, tribal leaders realized that continuing to construct housing away from the pueblo’s center would decrease the land available for agriculture and open space. The tribe’s infrastructure systems, including those for water and wastewater, also were not able to keep pace with the pueblo’s

The Master Land Use Plan was the first tribal smart growth plan in the country and won EPA’s National Award for Smart Growth Achievement in 2004.

dispersed development. The water and sewer systems were at capacity and would not be able to provide sufficient water supply or pressure with future growth.

Approved in 2001, the Master Land Use Plan coordinates existing transportation and water infrastructure with housing and commercial development, preserves the pueblo’s historic plazas, and promotes main street-style retail and commercial development. The plan’s guidelines used traditional architectural designs that preserve Ohkay Owingeh’s cultural heritage and foster a distinctive sense of place. With the adoption of the Master Land Use Plan, the pueblo also expanded the sewer system and installed two new water tanks to allow for future growth, putting a temporary moratorium on new development until the upgrades were complete.

The first project implemented under the plan was Tsigo Bugeh Village, a development of 40 affordable townhouses arranged around two



The design for Tsigo Bugeh Village is inspired by traditional pueblos, which include pedestrian-oriented villages. *Photo courtesy of the San Juan Pueblo Office of the Governor.*



The buildings in Tsigo Bugeh Village are clustered around two plazas, and contain affordable townhouses, a meeting space, a playground, a computer room, a fitness room, and business center. *Photo courtesy of the San Juan Pueblo Office of the Governor.*

plazas. The village was inspired by the original community design of the pueblo and includes a meeting space, playground, computer room, fitness room, and business center.

Collaboration among multiple organizations brought Tsigo Bugeh Village to life. For two years, the Ohkay Owingeh Housing Authority invited tribal members, elders, and tribal leaders to participate in project planning. This public engagement provided valuable input on community concerns, including affordability and safety, sacred geographic locations, and floor plans to accommodate feast-day rituals. “The Tsigo Bugeh Village project demonstrates that people can help create housing that meets their needs,” says Tomasita Duran, the housing authority’s executive director. “The project combines modern characteristics with our traditional design.”

The pueblo built Tsigo Bugeh Village by making innovative use of funding from HUD, state and local agencies, and foundations. For the first time, HUD’s HOME funds, which are block grants to state and local governments designed to create affordable housing for low-income households, were used for rental housing on tribal lands in New Mexico. In another first, the New Mexico Mortgage Finance Authority provided low-cost loans on American Indian trust lands. The Ohkay Owingeh Housing Authority also used federal Low-Income Housing Tax Credits.

Ohkay Owingeh’s Master Land Use Plan used smart growth concepts such as affordable housing, walkable neighborhoods, mixed land uses, compact building design, and stakeholder engagement to restore the pueblo’s traditional settlement patterns. As the tribe grows, it will use the plan to preserve its strong sense of culture and place for future generations.¹⁷⁰



The central plazas in Tsigo Bugeh Village include “hornos,” or traditional ovens. *Photo courtesy of the San Juan Pueblo Office of the Governor.*

¹⁷⁰ For references, see page 77.

Chapter 4: Conclusion

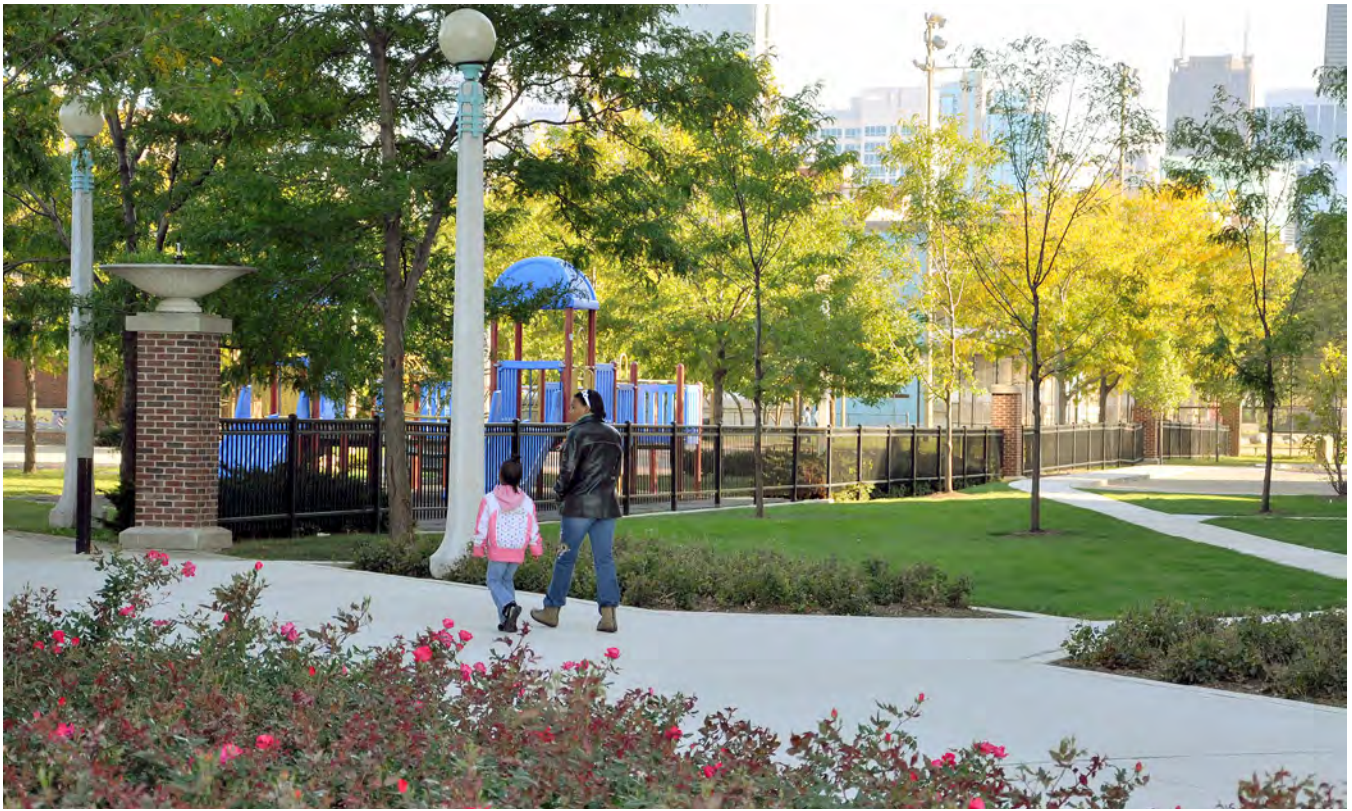
The strategies outlined in this publication can help low-income, minority, tribal, and overburdened communities shape development to respond to their needs and reflect their values. These strategies can also help local and regional planners and policy-makers make land use decisions that are equitable, healthy, and sustainable for all residents.

To chart a path forward and select the approaches that will meet local goals, each community can undertake a process of self-evaluation and dialogue. This process might include the following steps:



Downtown Silver Spring, Maryland's streetscape is inviting, interesting, and safe for families. *Photo courtesy of Lee Sobel.*

- *Build relationships among community-based organizations, residents, community development corporations, business owners, developers, local and regional decision-makers, and others interested in growth and development issues.* Effective partnerships among these stakeholders are critical to carrying out inclusive planning processes, identifying the right policies and investment priorities, and achieving development that works for all residents. Community-based organizations and community development corporations can play a particularly important role as liaisons to traditionally underrepresented populations and bring them into planning and development processes.
- *Build capacity while you plan.* Local and regional staff and community-based organizations can conduct inclusive and educational planning exercises that simultaneously identify residents' goals and needs and build the knowledge they need to shape development. These exercises include community assessments and visioning workshops.
- *Conduct community assessments and visioning exercises.* Planning tools such as walkability audits and community planning and visioning workshops are well-suited to drawing out the needs and goals of residents who are new to land use decision-making. Using these tools with small groups of residents from specific neighborhoods can facilitate an authentic community-driven planning process.



In Chicago, Illinois' Parkside of Old Town public housing redevelopment, greenways and playgrounds provide safe, visible play areas, while pedestrian paths create easy routes between residences and the surrounding parks, community facilities, and stores.

Photo courtesy of Parkside of Old Town.

- *Ensure that land use and development policies and codes are aligned with community visions and address the needs of low-income and overburdened communities.* The community's vision can be integrated into the comprehensive plan, and the zoning ordinance and other policy and regulatory documents can be updated to implement the plan. Tools such as inclusionary zoning, mixed-use zoning, street design standards, and others described throughout this publication can be used to support low-income and overburdened communities.
- *Start working to mitigate residential and commercial displacement as early in revitalization efforts as possible.* Activities can include mapping important commercial, industrial, service, and cultural places; assessing community demographic and economic trends to identify areas vulnerable to rising housing costs; setting aside land for affordable housing; and putting land use regulations in place to protect community assets.

These steps can help communities develop their visions for the future; identify strategies and policies to achieve them; and create development that is fair, enduring, and authentic.

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Resource Guide

General Smart Growth Resources

- U.S. Environmental Protection Agency. Smart Growth Program. www.epa.gov/smartgrowth. Provides basic information on smart growth and resources offered by EPA's Office of Sustainable Communities.
- Smart Growth Network. *This is Smart Growth*. 2006. www.epa.gov/smartgrowth/tisg.htm. Provides visual and descriptive examples of how smart growth principles have been applied in cities, suburbs, small towns, and rural areas. Also available in Spanish.
- Smart Growth Network. *Getting to Smart Growth: 100 Policies for Implementation*. 2002. www.epa.gov/smartgrowth/getting_to_sg2.htm#1. Provides 100 specific policies that local communities can use to implement smart growth principles. Also available in Spanish.
- Smart Growth Network. *Getting to Smart Growth Volume II: 100 More Policies for Implementation*. 2003. www.epa.gov/smartgrowth/getting_to_sg2.htm#2. Provides 100 additional specific policies that local communities can use to implement smart growth principles. Also available in Spanish.
- U.S. Environmental Protection Agency. Symposium on the Science of Disproportionate Environmental Health Impacts. www.epa.gov/environmentaljustice/multimedia/albums/epa/disproportionate-impacts-symposium.html. Provides 14 scientific reviews commissioned by EPA to examine why low-income, minority, and tribal populations are exposed to greater environmental pollution and experience greater environmental health risks.
- Federal Interagency Working Group on Environmental Justice. *Environmental Justice Federal Interagency Directory* (PDF, 52 pp., 886K). 2011. www.epa.gov/compliance/ej/resources/publications/interagency/directory.pdf. Describes how various federal agencies work on environmental justice issues and lists key contacts in relevant federal programs.
- Federal Interagency Working Group on Environmental Justice. *Community-Based Federal Environmental Justice Resource Guide* (PDF, 126 pp., 3MB). 2011. www.epa.gov/compliance/ej/resources/publications/interagency/resource-guide.pdf. Provides information on federal programs that can help communities reduce toxic exposures.

General Environmental Justice Resources

- U.S. Environmental Protection Agency. Environmental Justice. www.epa.gov/compliance/ej. Provides basic information on environmental justice and resources offered by EPA's Environmental Justice program.
- U.S. Environmental Protection Agency. *Plan EJ 2014*. 2011. www.epa.gov/compliance/ej/plan-ej/index.html. Outlines a four-year roadmap to help EPA improve environmental and health conditions in communities with environmental justice concerns.

General Equitable Development Resources

- PolicyLink. Equitable Development Toolkit. www.policylink.org/site/c.lkIXLbMnJrE/b.5136575/k.39A1/Equitable_Development_Toolkit.htm. Includes 27 tools that can help create vibrant and healthy neighborhoods, prevent displacement, and promote equitable revitalization. Provides descriptions, benefits, implementation recommendations, potential challenges, possible funding sources, and case studies for each tool.

- Glover Blackwell, Angela and Fox, Radhika K. *Regional Equity and Smart Growth: Opportunities for Advancing Social and Economic Justice in America*. Funders' Network for Smart Growth and Livable Communities. 2004. www.fundersnetwork.org/learn/resource-details/regional-equity-and-smart-growth1. Describes the concept of regional equity, illustrates its use by diverse groups across the country, and presents a framework for advancing it.

Minimizing Displacement: An Early Priority in Revitalization

- National Environmental Justice Advisory Council. *Unintended Impacts of Redevelopment and Revitalization Efforts in Five Environmental Justice Communities* (PDF, 40 pp., 284K). 2006. www.epa.gov/compliance/ej/resources/publications/nejac/redev-revital-recomm-9-27-06.pdf. Contains recommendations on avoiding the displacement that can follow successful brownfields cleanup and redevelopment.
- Urban Institute. *In the Face of Gentrification: Case Studies of Local Efforts to Mitigate Displacement*. 2006. www.urban.org/publications/411294.html. Provides case studies and strategies used by nonprofit organizations, for-profit developers, and city agencies to ensure that low- to moderate-income residents can live in revitalizing neighborhoods.
- National Trust for Historic Preservation. Main Street Programs. www.preservationnation.org/main-street/about-main-street/the-programs. Provides information and resources for finding and coordinating Main Street programs to stabilize and revitalize traditional commercial districts.
- U.S. Department of Housing and Urban Development. *Tax Incentive Guide for Businesses in Renewal Communities, Empowerment Zones, and Enterprise Communities* (PDF, 124 pp., 1.2MB). 2001. www.hud.gov/offices/cpd/economicdevelopment/library/taxguide2003.pdf. Provides information about federal tax incentives available to businesses in Empowerment Zones, Enterprise Communities, and Renewal Communities.
- Good Jobs First. *Community Benefits Agreements: Making Development Projects Accountable*. www.goodjobsfirst.org/publications/community-benefits-agreements-making-development-projects-accountable. Provides information and resources related to implementation, monitoring, and enforcement of community benefits agreements.

Facilitate Meaningful Community Engagement in Planning and Land Use Decisions

- Smart Growth America. *Choosing Our Community's Future: A Citizen's Guide to Getting the Most Out of New Development*. 2005. www.smartgrowthamerica.org/guides/choosing-our-communities-future-a-citizens-guide-to-getting-the-most-out-of-new-development/. Focuses on the visioning and planning efforts that set the stage for smarter growth and provides tips for citizens who want to shape development in their communities.
- U.S. Environmental Protection Agency. *Public Involvement Plan and Toolkit for Las Cruces*. 2011. www.epa.gov/smartgrowth/sgia_communities.htm#nm2. Provides a menu of outreach and participation tools that invite and maintain the participation of diverse, low-income populations and others with limited previous involvement in community planning and design.
- U.S. Environmental Protection Agency. Superfund Community Involvement Toolkit. www.epa.gov/superfund/community/toolkit.htm. Describes a range of tools that can be used to involve the community in Superfund cleanup and reuse processes as well as other revitalization activities.

- Centers for Disease Control and Prevention. *Community Food Assessment*. 2010. www.cdc.gov/healthyplaces/healthtopics/healthyfood/community_assessment.htm. Provides resources and tools for communities to conduct community food assessments and determine the locations of food deserts.
- Walkable Communities, Inc. *Frequently Asked Questions*. www.walkable.org/faqs.html. Answers questions about how to conduct walking audits.
- Fannie Mae Foundation. *Charrettes 101: Dynamic Planning for Community Change* (PDF, 12pp., 212KB). 2003. www.charretteinstitute.org/resources/files/BuildingBlocks4_1.pdf. Describes how to use charrettes and stakeholder analysis to improve public participation processes.
- U.S. Department of Justice. Title VI of the Civil Rights Act of 1964. www.justice.gov/crt/about/cor/coord/titlevi.php. Provides overview and materials on Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.
- U.S. Department of Justice. Executive Order No. 13166. www.justice.gov/crt/about/cor/13166.php. Provides overview and materials on Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency.
- 2003. www.epa.gov/compliance/ej/resources/reports/annual-project-reports/napa-land-use-zoning-63003.pdf. Examines how local government decisions on land use planning and zoning can be used to address environmental justice issues.
- California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. 2005. www.arb.ca.gov/ch/landuse.htm. Provides general recommendations for siting sensitive land uses and integrating localized air quality concerns into land use processes.
- Partnership for Sustainable Communities. *National City, California Recommendations for Ranking Properties with Nonconforming Uses in the Westside Specific Plan Area* (PDF, 25pp., 415KB). 2011. www.epa.gov/brownfields/sustain_plts/reports/property_ranking_process.pdf. Describes how National City is identifying properties with nonconforming uses, ranking them based on a consistent set of criteria, and developing amortization recommendations.
- National Environmental Justice Advisory Council. *Reducing Air Emissions Associated with Goods Movement: Working Towards Environmental Justice* (PDF, 48 pp., 1.9MB). 2009. www.epa.gov/environmentaljustice/resources/publications/nejac/2009-goods-movement.pdf. Recommends methods to reduce air pollution from goods movement and mitigate its impacts on environmental justice communities.

Promote Public Health and a Clean and Safe Environment

- ChangeLab Solutions. *A New Ally for Redevelopment: Working with Public Health* (PDF, 4pp., 1.3MB). 2011. www.changelabsolutions.org/publications/redev-public-health. Provides tips for planners on partnering with public health departments.
- National Academy of Public Administration. *Addressing Community Concerns: How Environmental Justice Relates to Land Use Planning and Zoning* (PDF, 229pp., 3.5MB).
- U.S. Environmental Protection Agency. Brownfields and Land Revitalization. www.epa.gov/brownfields. Provides information on brownfields laws, cleanup tools and techniques, success stories, and grants, funding, and technical assistance.
- U.S. Environmental Protection Agency. Superfund Redevelopment. www.epa.gov/superfund/programs/recycle/. Provides information on Superfund redevelopment policies and guidance, tools and resources, and success stories.

- Center for Environmental Policy and Management, University of Louisville. *Connecting Smart Growth and Brownfields Redevelopment* (PDF, 24pp., 725KB). 2006. www.louisville.edu/cepm/Connecting%20Smart%20Growth%20and%20Brownfields%20Redevelopment.pdf. Examines planning strategies, financing options, and institutional practices that can help promote brownfield redevelopment.
 - U.S. Environmental Protection Agency. Green Building. www.epa.gov/greenbuilding. Provides basic information on green building benefits, strategies, and funding opportunities.
 - U.S. Green Building Council. What is LEED? www.usgbc.org/DisplayPage.aspx?CMSPageID=1988. Provides basic information on the Leadership in Energy and Environmental Design (LEED) green building certification program.
 - U.S. Environmental Protection Agency. ENERGY STAR Homes. www.energystar.gov/index.cfm?c=new_homes.hm_index. Provides information on EPA's ENERGY STAR New Homes program.
 - Enterprise Community Partners, Inc. Enterprise Green Communities. www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities. Provides tools, financing and technical assistance options, and other resources to help build and preserve green affordable housing, including information on the Enterprise Green Communities Criteria certification system.
 - U.S. Environmental Protection Agency. Green Infrastructure. water.epa.gov/infrastructure/greeninfrastructure/index.cfm. Includes basic information, technical resources, case studies, and sources of funding for green infrastructure approaches.
- ### Strengthen Existing Communities
- U.S. Environmental Protection Agency. Essential Smart Growth Fixes for Communities. www.epa.gov/smartgrowth/essential_fixes.htm. Provides two publications that can help urban, suburban, and rural communities update their codes and ordinances to strengthen existing neighborhoods, expand housing and transportation choices, and preserve open space.
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 - National Vacant Properties Campaign. *Vacant Properties: The True Costs to Communities*. 2005. www.smartgrowthamerica.org/2005/08/01/vacant-properties-the-true-cost-to-communities. Summarizes research on the costs vacant and abandoned properties impose upon communities and highlights local programs successfully recapturing the value in these properties.
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- National Neighborhood Coalition and Smart Growth Network. *Affordable Housing and Smart Growth: Making the Connection*. 2001. www.epa.gov/smartgrowth/topics/ah.htm. Uses case studies to illustrate strategies that can foster affordable housing and smart growth.
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- Center for Transit-Oriented Development. *Mixed-Income Transit-Oriented Development Action Guide*. www.mitod.org. Provides a tool to identify the most appropriate and effective strategies for achieving mixed-income transit-oriented development.
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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 8:57 PM
To: waltestimony
Cc: gqm@biahawaii.org
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM
Attachments: 130209_House PLDC bills (WAL_FIN).pdf

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Gladys Marrone	BIA Hawaii	Comments Only	No

Comments: Thank you.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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BIA-HAWAII

BUILDING INDUSTRY ASSOCIATION

"Building Better Communities"

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Testimony to the House Committees on Water and Land, and Finance Saturday, February 9, 2013 9:00 am State Capitol - Auditorium

RE: HOUSE BILLS 219, 593, 1134, 1133, and 589 RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION

Dear Chairs Evans and Luke, Vice-Chairs Lowen, Nishimoto and Johanson, and members of the Committees:

My name is Gladys Marrone, Government Relations Director for the Building Industry Association of Hawaii (BIA-Hawaii), the voice of the construction industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, affiliated with the National Association of Home Builders.

BIA-Hawaii supports the overall intent and concept of the Public Land Development Corporation (PLDC) and provides comments on the following bills addressing the PLDC:

Bill	Description
H.B. 219	Subjects PLDC to laws regarding land exchanges, land use, zoning, and OHA's pro rata portion of the public land trust. Requires PLDC to consult with OHA.
H.B. 593	Requires the PLDC to initiate a pilot project after the adoption of rules. Prohibits the PLDC from planning, developing or implementing any projects other than the pilot project until the pilot project has been completed.
H.B. 1134	Changes references from the public land development corporation to the public private partnership corporation. Requires the Public Land Development Corporation to initiate a pilot project after the adoption of rules. Prohibits the Public Land Development Corporation from planning, developing or implementing any projects other than the pilot project until the pilot project has been completed.
H.B. 1133	Repeals the Public Land Development Corporation. Transfers certain assets to the Department of Land and Natural Resources.
H.B. 589	The bill proposes to repeal Chapter 171C, HRS, relating to the public land development corporation which was created through Act 55, SLH 2011.

BIA-Hawaii believes there needs to be a clear focus on creating opportunities for private investment in development or redevelopment of underutilized public land assets in the State.

There is no question that the implementation of Act 55 could have been done with more clarity in addressing the broad powers of the PLDC. At this point, however, it is prudent to reconsider Act 55 in light of the concerns raised and,

perhaps, amend the law to provide more specific guidance in the implementation of Act 55. This could include outlining a process that is open, competitive, and transparent in how lands are selected and subsequently on how developers are selected.

We recommend the appropriate vehicle to be either H.B. 593 or H.B. 1134, either of which would require the PLDC to develop a pilot project so a clearer understanding of the processes that will be used by the PLDC in developing or redeveloping underutilized State owned lands can be realized. We believe that further discussion should focus on a process to select and develop underutilized public assets before considering a repeal of Act 55.

Thank you for this opportunity to express our views.

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 2:15 PM
To: waltestimony
Cc: bobloy@outdoorcircle.org
Subject: Submitted testimony for HB219 on Feb 9, 2013 09:00AM
Attachments: PLDCTestimony.pdf

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HB219

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Bob Loy	outdoor circle	Oppose	Yes

Comments: This also is our written testimony for HB 593, HB1134, HB1133, HB589. We will be present for Saturday's hearing but will only present verbal testimony once.

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**Testimony of Robert Loy
Director of Environmental Programs
The Outdoor Circle**

**Testimony for all House Bills relating to the PLDC
HB 219, HB 593, HB 1134, HB 1133, HB 589
Committee on Water and Land
February 9, 2013
9:00 AM
State Capitol Auditorium**

The Outdoor Circle has long held that the legislation that created the PLDC is fatally flawed in numerous ways and that the entity--the Public Lands Development Corporation is a destructive and divisive government agency that must be dissolved through the repeal of Act 55. We are most concerned about:

- The undemocratic manner in which Act 55 was passed by the 2011 legislature
- The senseless exemptions the PLDC was granted from the very laws designed to protect the environment of our state in development decisions
- The removal of PLDC lands from the definition of "public land" and the inevitable commercialization of public land for the exclusive financial benefit of developers
- The manipulative public hearing process used for creating PLDC Administrative Rules
- The disrespectful manner in which its supporters denigrated PLDC opponents, worked to stifle public discussion

The Outdoor Circle believes in protecting the constitutional right of Hawai'i residents to live in a healthy environment. We support the prudent use of our lands for the benefit of all people. We staunchly defend state and county environmental reviews that require careful study and public input before project approvals. We encourage permitting and zoning that hold developers to agreed-upon standards that ensure projects can proceed while protecting Hawaii's natural beauty and environment. These most basic principles are compromised by the PLDC.

The only way to address the threat to Hawai'i posed by the PLDC is by wiping the slate absolutely clean. No amount of tinkering or massaging will ever make the PLDC an entity that has the trust of the people of Hawai'i.

If we are to engage in the kind of partnerships envisioned by the architects of the PLDC, then we must begin anew with a completely transparent process that includes all of the stakeholders. Only then can we build a new, better law that addresses the many concerns expressed statewide about the PLDC and the manner in which it was created.

First, repeal Act 55 and all legislation related to it. Then, engage the residents of Hawaii in a meaningful process to improve permitting and zoning procedures for our islands.



46-063 Emepela Pl. #U101 Kaneohe, HI 96744 · (808) 679-7454 · Kris Coffield · Co-founder/Legislative Director

**TESTIMONY FOR HOUSE BILL 589, RELATING TO THE PUBLIC LAND
DEVELOPMENT CORPORATION**

House Committee on Water and Land

Hon. Cindy Evans, Chair

Hon. Nicole E. Lowen, Vice Chair

House Committee on Education

Hon. Roy M. Takumi, Chair

Hon. Takashi Ohno, Vice Chair

House Committee on Finance

Hon. Sylvia Luke, Chair

Hon. Scott Y. Nishimoto, Vice Chair

Hon. Aaron Ling Johanson, Vice Chair

Saturday, February 9, 2013, 9:00 AM

State Capitol, Auditorium

Honorable Chair Evans, Chair Takumi, Chair Luke, and committee members:

I am Kris Coffield, representing the IMUAlliance, a nonpartisan political advocacy organization that currently boasts over 150 local members. On behalf of our members, we offer this testimony in strong support of HB 589, relating to the Public Land Development Corporation.

Since its creation last year, the Public Land Development Corporation has been shrouded in controversy. First introduced, under Senate Bill 1555, as a semi-autonomous development agency tasked with optimizing use of and revenue generated from public land, the PLDC was originally fully subject to Chapter 171 and the state's land use laws, while ensuring representation from Oahu and the outer islands on its governing board. Yet, the final measure stripped outer-islanders of representation on the PLDC board and contained a number of exemptions from state land use law, passed by the House Finance Committee upon waiver of the House's 48-hour public notice rule, which "gave Hawaii residents only 115 minutes public notice to offer their mana'o on a measure which could dramatically accelerate the development of public lands statewide," to quote Kauai County Councilman Gary Hooser. The final measure that was passed out of conference and signed into law excluded the development of public lands from

county zoning, planning, permitting, and land use laws, empowered PLDC board members with unprecedented control of public land development, and, as mentioned before, omitted neighbor-islanders from PLDC board membership, effectively disenfranchising outer island residents of political representation regarding public land development and governance—the land they call home and work diligently to preserve.

To again quote Hooser, “PLDC proponents talk of the requirement to coordinate with counties and gain approval from [state and county] agencies. But they don’t talk about the pressure that will be applied should any county or agency oppose a project or resist 'going along to get along.' Even now the counties are being told to resist opposing the PLDC otherwise they risk a reduction in their transient accommodations tax revenue.” If true, such attempts at propagating political leverage over public land development would represent corrupt, of not criminal, actions on the part of PLDC proponents and patrons. To rectify even the possibility of such corruption, as well as the unsound and unethical exemption of public land development from land use ordinances, we urge the committee to pass this bill, repealing the PLDC once and for all.

Mahalo for the opportunity to testify in strong support of this bill.

Sincerely,
Kris Coffield
Legislative Director
IMUAlliance

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 5:15 PM
To: waltestimony
Cc: ja@malu-aina.org
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jim Albertini	Malu 'Aina	Support	No

Comments: PLDC is anti-democratic. It subverts Home Rule. It's time to repeal the PLDC and bury it once and for all.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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Indigenous Consultants, LLC

Mililani B. Trask, Principal
P.O.Box 6377 ❖ Hilo, HI 96720

Mililani.trask@gmail.com



House Bill 589
Hearing Date: Saturday, February 9, 2013
Time: 9:00am
Room: Auditorium
Committee: WAL/FIN

Aloha Legislators,

TESTIMONY IN OPPOSITION

The Indigenous Consultants (IC) is a Hawaii based, indigenous LLC owned and operated by Native Hawaiians. It was created to assist indigenous peoples in developing their renewable energy resources in ways that are: Culturally appropriate, environmentally green and sustainable, socially responsible and economically equitable and affordable. For several years the IC has worked with Innovations Development Group in New Zealand and indigenous Maori developing geothermal resources, which are trust assets of Maori Land Trusts. In addition, the IC has acted as a consultant to other indigenous people in Hawaii and Asia who are addressing development of their trust renewable energy resources in ways that directly benefit their people, bring in revenues, create small business opportunities and ensure fair and affordable rates to consumers, including themselves and their communities.

The PLDC was created by the State Legislature in 2011 and was supported by a huge majority of the House and Senate. It proposed a single process that could be used by the State to address the States' need to develop State trust lands and resources including energy resources on State lands expressly for the benefit of the residents of the State (the public and native Hawaiians) who own the public trust assets.

Although the measure as drafted poorly, IC participated in the hearing and community meetings and proposed corrective language to strengthen the Bill and protect Hawaiian cultural resources because this is the only mechanism & legislative vehicle we have that enables indigenous energy resource developers to work with the State Trustee to develop State energy resources for the creation of PUBLICLY OWNED ENERGY UTILITY COMPANIES. Without publicly owned utility companies, our State and native people will continue to be held hostage by the HECO monopoly.

A few weeks ago, Insight interviewed Professor David Callies (Star Advertiser, Friday 1/11/13 at A16). The article addressed the problem in Hawaii, "too many land-use rules in Hawaii have led to 'back door' development through the

creation of State/government Authorities.” A housing authority was created in the 1930’s because there was not enough affordable housing. When Oahu zoned itself out of agriculture, it lost its ability to produce enough food to feed residents on Oahu. The crisis resulted in another authority being created for food security in the mid 1960’s. We are now addressing the need to repair and maintain harbors with a proposed Harbor and Park Authority and the need to maintain and construct schools is being proposed through a fourth authority, the (21st Century) School Authority! Each time we create a new authority, costs for administration double, triple and quadruple. It is time to realize that Hawaii needs one authority to address State trust obligations. Hawaii also needs to repeal and combine many of its land use laws to facilitate its own development needs and fulfill its public trust obligations.

Despite the serious fiscal and energy crisis in Hawaii, we do not have an energy authority. Instead, our State administration and Legislature continue to defer to the HECO monopoly. The Governor promised an Energy Authority when he was elected, but this promise was never fulfilled. The House and Senate Energy Committees have not come forward with any solutions.

Given the situation, the PLDC is the only vehicle we have to address our energy, harbor, park & education CIP obligations.

No doubt the PLDC Bill was drafted poorly, the House and Senate are responsible for this failure. After a series of public hearing, many badly needed changes were made to the flawed Legislative measure. Hawaiians, including myself, drafted and proposed amendments that specifically reference State laws regarding protection of our cultural resources, burials, wahi pana, heiau, endemic species, and our trails and access ways that provide for our rights to worship and gather. The PLDC included these changes. We also recommended amendments to ensure the purpose of the Bill to bring a direct benefit to native Hawaiians and the public; these recommendations are specifically referenced in the Bill. The PLDC included these changes. These changes ensure that if the PLDC strays from its course, we will be able to litigate to protect our cultural rights and resources. In addition, a strategic plan was adopted to guide the PLDC in its undertakings. While not law, the plan was needed to provide a process to protect State agency participation and shield the state from liability. All state agencies have strategic plans, as these are implementation tools for responsible government.

OHA, Environmentalists and others have been critical and have responded hysterically to imagined ‘worst case scenarios’ but have failed to recommend language to strengthen the Bill. Instead they want the PLDC law repealed or encumbered with a mountain of land use regulations, which have prevented the State from resolving the harbor, park, energy and fiscal crisis that we must address.

As Legislators, your primary obligation is not to pass laws that are flawed and repeal them later, your primary obligation is to create laws that address and

resolve our State needs. If the PLDC is repealed rather than strengthened, we will have no mechanism to address the need for State developed and owned Public Utility Companies. This will leave the HECO monopoly in charge of our energy security!

The chickens have come home to roost, your flawed PLDC Bill returns to you to fix. Hawaiians, including myself worked to address and amend the bill because we, as Hawaiians, have the responsibility to protect and perpetuate our culture. The Legislature must now address its own obligations.

The Legislature, House and Senate have proposed nearly twenty Bills on the PLDC. The obvious answer is an omnibus approach to empower the State to address all of these concerns with one process. Since Statehood, the State has leased out our public resources and lands to private sector to be developed for private benefit. The State must stop this practice and begin to develop our public resources for the public and native Hawaiian, and for our energy security.

I oppose this measure because it does nothing to address the issues we are facing. It does however guarantee that the HECO monopoly and their foreign company energy partners will continue to make hundreds of millions of dollars from our public trust energy resources while we remain the most energy insecure State in the Union.

Sincerely,

A handwritten signature in black ink, appearing to read "Mililani B. Trask". The signature is written in a cursive, somewhat stylized font.

Mililani B. Trask
Indigenous Consultants, LLC

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:39 AM
To: waltestimony
Cc: aikeahawaii@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Allison Lum	Aikea Hawaii	Support	Yes

Comments: Aikea Hawaii is a new social and political movement to reclaim the future of Hawaii for working people. We applaud the committee's efforts to abolish the PLDC. Only a full repeal will restore public trust that is broken when laws like Act 55 are passed. We have spoken to thousands of members of the community in Hawaii and there is a growing concern that our government is not operating with transparency or in the true interest of its people.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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UNITE HERE!

LOCAL  HAWAII

Eric Gill, Financial Secretary-Treasurer

Hernando Ramos Tan, President

Godfrey Maeshiro, Senior Vice-President

Thursday, February 7, 2013

Chairs and Committee Members
Joint Hearing of the House Committees on Water & Land, Education and Finance
Hawaii State Legislature
State Capitol
415 S. Beretania Street

RE: HB 589 relating to the Public Land Development Corporation

Chair Evans, Takumi, Luke and members:

UNITE HERE Local 5, a local labor organization representing nearly 10,000 hotel, health care and food service workers employed throughout the State, hereby registers our **strong support** for **House Bill 589**, relating to Public Land Development Corporation.

As we have testified before the Legislature, your Committees and the PLDC Board - here on Oahu and on our neighbor islands - we see the PLDC as just one example of how broken our political system really is.

Only the full repeal of the PLDC can ensure our collective commitment towards full transparency.

As a union, we believe in democracy in practice. We also believe, like so many of you, that government should work on behalf of and in the interest of the people.

Over the last several months, we have spoken with thousands of people by going door-to-door in communities all across the State. The people are overwhelmingly opposed to attempts at "fast tracking development" projects and reducing public input. More to the point, people have become increasingly frustrated with an overall sense of powerlessness that persists in part because of laws like Act 55 and a perceived lack of representation by our elected leaders.

We applaud your Committees for hearing HB 589 and we ask for your full support in repealing the PLDC by bringing this measure to a full vote by the House.

Thank you.

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 7:18 AM
To: waltestimony
Cc: info@fragrantorchids.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lloyd Fischel	Maui Ranch Estates	Comments Only	No

Comments: Repeal PLDC. Send it back to the back room where this questionable legislation was conceived, and protect the aina for the future as the good stewards we are supposed to be.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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Advocates For Consumer Rights

Working for Hawaii's consumers since 1994

Scott Foster, Communications Director

808-988-0555 <afcr@hawaii.rr.com>

February 7, 2013

TESTIMONY SUPPORTING HB589

Saturday, February 09, 2013

Auditorium

State Capitol

COMMITTEE ON WATER & LAND

COMMITTEE ON EDUCATION

COMMITTEE ON FINANCE

Aloha Honorable Chairs, Co-chairs and Committee members:

My name is Scott Foster and I am the Communications Director of *Hawai'i Advocates For Consumer Rights*. Our 19-year old, statewide organization was co-founded by Mr. Ralph Nader and we continue to monitor, research and testify on any legislation such as HB589 that would advance the common good.

This marks my 25th year of presenting testimony before the Hawaii State legislature and I would first send a special Aloha message to the new members of the House. You will read and hear many perspectives today and in the years ahead, and you have the unique challenge and indeed the great responsibility to carefully measure the presented testimony -- and then today decide if the passage of HB589 would promote the common good, as we believe.

Recognizing the fragility and the finite resources of our tiny island home, the Preamble of the Hawai`i State Constitution which you have sworn to uphold in part reads, “We, the people of Hawai`i, grateful for Divine Guidance, and mindful of our Hawaiian heritage and uniqueness as an island State, dedicate our efforts to fulfill the philosophy decreed by the Hawai`i State motto, ‘The Life of the Land is Perpetuated in Righteousness.’ We reserve the right to control our destiny, to nurture the integrity of our people and culture, and to preserve the quality of life that we desire.”

Some testimony you read or hear today will be accurately researched and presented, some will be from well-meaning people offering their relatively uninformed opinions, and some testimony will be from those with often-unknown vested financial interests. But this is democracy in action and it is up to you to weigh the validity of all testimony and then to carefully decide if the legislation before you will or will not benefit Hawaii’s people and the aina. **We believe that HB589, the complete repeal of the Public Lands Development Corporation, would indeed work “to preserve the quality of life that we desire.”**

AFCR also notes that the massive opposition to the PLDC -- which has spread across the state like wildfire -- is unmatched in recent history. The people “get it” and well understand that the PLDC was an ill-conceived land grab of historic proportion and that it must be brought down.

Indeed, the great PLDC debate of 2013 has spread way beyond our state's borders. For example, a February 2, 2013, *Washington Times* article, "Repeal Hawaii's Public Land Development Corporation" in part reads:

"Greed, desperation and perceived fiscal necessity are no excuse for tyranny. The very preamble to Act 55 (2011) which states, "The corporation shall identify the public lands that are suitable for development under this chapter, carry on marketing analysis to determine the best revenue-generating programs for the public lands identified, enter into public-private agreements to appropriately develop the public lands identified, and provide the leadership for the development, financing, improvement, or enhancement of the selected development opportunities" **is repugnant to the American tradition of representative government.**" [emphasis added] We strongly agree and urge you to pass HB589, to ultimately repeal the PLDC this session, and to stand against *any and all* other legislation that would in whole or part, replicate the intent of the onerous PLDC legislation, aka "Act 50." Please stand tall.

Mahalo for your time and kind consideration,

Scott Foster,

Communications Director

Hawai'i Advocates For Consumer Rights

Country Talk Story

Comments about HB589

I do not wish to be blunt but can the public trust bills REPEALING THE PLDC that are introduced by ex-House Speaker Calvin Say? His record tells us he's quick to cut off the public due process and quicker to please special corporate interests.

Will HB 589 be gutted and replaced at the last minute?

Hawaii must have a complete REPEAL of PLDC.

Choose to be on the right side of Hawaii's history. When all is said and done, let's choose what is best for the public good, for now and for the unborn future.

Let us be known to not take the easy road dreamed up by developers and special contractors. Creating PLDC and undermining Hawaii's resources and precious assets is not the silver bullet to cure Hawaii's fiscal challenges. Don't tear down the Cathedral to fry an egg.

The Nobel Laureate Milton Friedman aptly described big government's systemic failure and lack of fiscal spending in these words: *If you let the government manage the Sahara Desert, it will run out of sand in five years.*

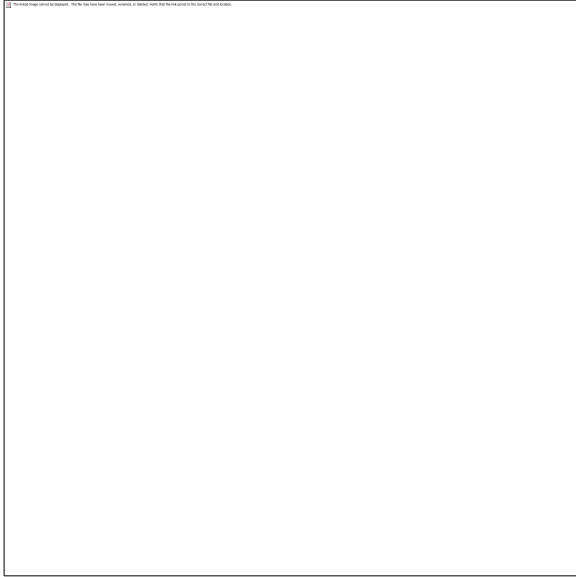
If you really want to have lasting solutions, get to the root of government's problems - mismanagement, lack of discipline, lack of priorities, waste, corruption, cronyism, greed, and kow-towing to lobbyists rather than listening to the common public.

Whether future generations will respect or curse us in the management of Hawaii's public assets depend on the choices we will make today. Be on the right side of history. REPEAL PLDC and start over.

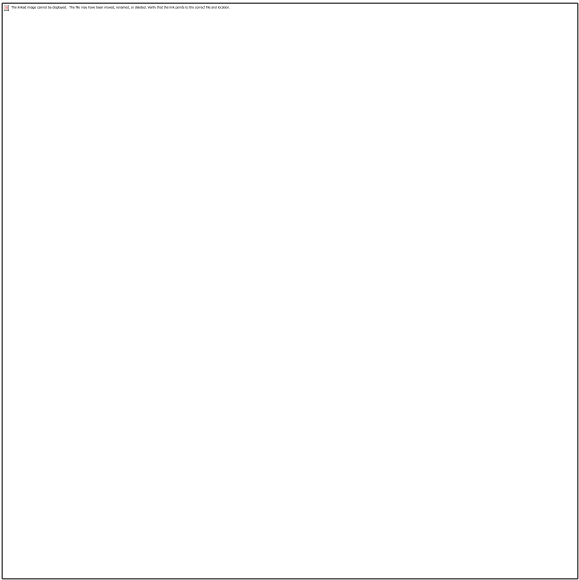
Mahalo!

Choon James
Kahuku, Oahu
ChoonJamesHawaii@gmail.com

Testimony Reference:



HB589



[\(?\)](#)

Measure Title: RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION.
Report Title: Public Land Development Corporation; Repeal
Description: Repeals chapter 171C, HRS, relating to PLDC. Repeals requirement that HCDA assist the PLDC in certain specified areas.
Companion:
Package: None
Current Referral: WAL/FIN
Introducer(s): KAWAKAMI, ITO, SAY, TAKAYAMA, TSUJI, Choy, Cullen

Sort by Date		Status Text
1/18/2013	H	Pending introduction.

1/22/2013	H	Introduced and Passed First Reading
1/22/2013	H	Referred to EDB, WAL/FIN, referral sheet 3
2/5/2013	H	Bill scheduled to be heard by EDB on Friday, 02-08-13 9:00AM in House conference room 312.
2/5/2013	H	Re-referred to WAL/FIN, referral sheet 15
2/5/2013	H	This measure has been deleted from the meeting scheduled on Friday 02-08-13 9:00AM in conference room 312.
2/6/2013	H	Bill scheduled to be heard by WAL/FIN on Saturday, 02-09-13 9:00AM in conference room Auditorium.

HB589 wording as of 2/8/2013 WILL THIS BE GUTTED AND REPLACED AT THE LAST MINUTE?

HOUSE OF REPRESENTATIVES
 TWENTY-SEVENTH LEGISLATURE, 2013
 STATE OF HAWAII

H.B. NO.

A BILL FOR AN ACT

relating to the public land development corporation.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. Section 171-2, Hawaii Revised Statutes, is amended to read as follows:

"§171-2 Definition of public lands. "Public lands" means all lands or interest therein in the State classed as government or crown lands previous to August 15, 1895, or acquired or reserved by the government upon or subsequent to that date by purchase, exchange, escheat, or the exercise of the right of eminent domain, or in any other manner; including lands accreted after May 20, 2003, and not otherwise awarded, submerged lands, and lands beneath tidal waters that are suitable for reclamation, together with reclaimed lands that have been given the status of public lands under this chapter, except:

- (1) Lands designated in section 203 of the Hawaiian Homes Commission Act, 1920, as amended;
- (2) Lands set aside pursuant to law for the use of the United States;
- (3) Lands being used for roads and streets;

(4) Lands to which the United States relinquished the absolute fee and ownership under section 91 of the Hawaiian Organic Act prior to the admission of Hawaii as a state of the United States unless subsequently placed under the control of the board of land and natural resources and given the status of

public lands in accordance with the state constitution, the Hawaiian Homes Commission Act, 1920, as amended, or other laws;

(5) Lands to which the University of Hawaii holds title;

(6) Lands to which the Hawaii housing finance and development corporation in its corporate capacity holds title;

(7) Lands to which the Hawaii community development authority in its corporate capacity holds title;

(8) Lands to which the department of agriculture holds title by way of foreclosure, voluntary surrender, or otherwise, to recover moneys loaned or to recover debts otherwise owed the department under chapter 167;

(9) Lands that are set aside by the governor to the Aloha Tower development corporation; lands leased to the Aloha Tower development corporation by any department or agency of the State; or lands to which the Aloha Tower development corporation holds title in its corporate capacity;

(10) Lands that are set aside by the governor to the agribusiness development corporation; lands leased to the agribusiness development corporation by any department or agency of the State; or lands to which the agribusiness development corporation in its corporate capacity holds title; and

(11) Lands to which the high technology development corporation in its corporate capacity holds title[; ~~and~~

~~(12) Lands which are set aside by the governor to the public land development corporation; lands leased to the public land development corporation by any department or agency of the State; or lands to which the public land development corporation holds title in its corporate capacity]."~~

SECTION 2. Section 171-64.7, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) This section applies to all lands or interest therein owned or under the control of state departments and agencies classed as government or crown lands previous to August 15, 1895, or acquired or reserved by the government upon or subsequent to that date by purchase, exchange, escheat, or the exercise of the right of eminent domain, or any other manner, including accreted lands not otherwise awarded, submerged lands, and lands beneath tidal waters which are suitable for reclamation, together with reclaimed lands which have been given the status of public lands under this chapter, including:

(1) Land set aside pursuant to law for the use of the United States;

(2) Land to which the United States relinquished the absolute fee and ownership under section 91 of the Organic Act prior to the admission of Hawaii as a state of the United States;

(3) Land to which the University of Hawaii holds title;

(4) Land to which the Hawaii housing finance and development corporation in its corporate capacity holds title;

(5) Land to which the department of agriculture holds title by way of foreclosure, voluntary surrender, or otherwise, to recover moneys loaned or to recover debts otherwise owed the department under chapter 167;

(6) Land that is set aside by the governor to the Aloha Tower development corporation; or land to which the Aloha Tower development corporation holds title in its corporate capacity;

(7) Land that is set aside by the governor to the agribusiness development corporation; or land to which the agribusiness development corporation in its corporate capacity holds title; and

(8) Land to which the high technology development corporation in its corporate capacity holds title; and

~~(9) Land that is set aside by the governor to the public land development corporation or land to which the public land development corporation holds title in its corporate capacity]."~~

SECTION 3. Section 173A-4, Hawaii Revised Statutes, is amended by amending subsections (c) and (d) to read as follows:

"(c) The board [~~shall~~], in consultation with the senate president and the speaker of the house of representatives, shall require as a condition of the receipt of funds that state and county agencies receiving funds under this chapter provide a conservation easement under chapter 198, or an agricultural easement or deed restriction or covenant to the department of land and natural resources; the department of agriculture; the agribusiness development corporation; [~~the public land development corporation;~~] an appropriate land conservation organization; or a county, state, or federal natural resource conservation agency, that shall run with the land and be recorded with the land to ensure the long-term protection of land having value as a resource to the State and preserve the interests of the State. The board shall require as a condition of the receipt of funds that it be an owner of any such conservation easement.

(d) The board [~~shall~~], in consultation with the senate president and the speaker of the house of representatives, shall require as a condition of the receipt of funds that nonprofit land conservation organizations receiving funds under this chapter provide a conservation easement under chapter 198, or an agricultural easement or deed restriction or covenant to the department of land and natural resources; the department of agriculture; the agribusiness development corporation; [~~the public land development corporation;~~] an appropriate land conservation agency; or an appropriate county, state, or federal natural resource conservation agency, that shall run with the land and be recorded with the land to ensure the long-term protection of land having value as a resource to the State and preserve the interests of the State. The board shall require as a condition of the receipt of funds that it be an owner of any such conservation easement."

SECTION 4. Section 173A-5, Hawaii Revised Statutes, is amended by amending subsection (i) to read as follows:

"(i) Based on applications from state agencies, counties, and nonprofit land conservation organizations, the department, in consultation with the senate president and speaker of the house of representatives, shall recommend to the board specific parcels of land to be acquired, restricted with conservation easements, or preserved in similar fashion. The board shall review the selections and approve or reject the selections according to the availability of moneys in the fund. To be eligible for grants from the fund, state and county agencies and nonprofit land conservation organizations shall submit applications to the department that contain:

(1) Contact information for the project;

(2) A description of the project;

(3) The request for funding;

- (4) Cost estimates for acquisition of the interest in the land;
- (5) Location and characteristics of the land;
- (6) The project's public benefits, including but not limited to where public access may be practicable or not practicable and why;
- (7) Results of the applicant's consultation with the staff of the department, the department of agriculture, and the agribusiness development corporation~~and the public land development corporation~~ regarding the maximization of public benefits of the project, where practicable; and
- (8) Other similar, related, or relevant information as determined by the department."

SECTION 5. Section 206E-4, Hawaii Revised Statutes, is amended to read as follows:

"§206E-4 Powers; generally. Except as otherwise limited by this chapter, the authority may:

- (1) Sue and be sued;
- (2) Have a seal and alter the same at pleasure;
- (3) Make and execute contracts and all other instruments necessary or convenient for the exercise of its powers and functions under this chapter;
- (4) Make and alter bylaws for its organization and internal management;
- (5) Make rules with respect to its projects, operations, properties, and facilities, which rules shall be in conformance with chapter 91;
- (6) Through its executive director appoint officers, agents, and employees, prescribe their duties and qualifications, and fix their salaries, without regard to chapter 76;
- (7) Prepare or cause to be prepared a community development plan for all designated community development districts;
- (8) Acquire, reacquire, or contract to acquire or reacquire by grant or purchase real, personal, or mixed property or any interest therein; to own, hold, clear, improve, and rehabilitate, and to sell, assign, exchange, transfer, convey, lease, or otherwise dispose of or encumber the same;
- (9) Acquire or reacquire by condemnation real, personal, or mixed property or any interest therein for public facilities, including but not limited to streets, sidewalks, parks, schools, and other public improvements;
- (10) By itself, or in partnership with qualified persons, acquire, reacquire, construct, reconstruct, rehabilitate, improve, alter, or repair or provide for the construction, reconstruction, improvement, alteration, or repair of any project; own, hold, sell, assign, transfer, convey, exchange, lease, or otherwise dispose of or encumber any project, and in the case of the sale of any project, accept a purchase money mortgage in connection therewith; and repurchase or otherwise acquire any project which the authority has theretofore sold or otherwise conveyed, transferred, or disposed of;

(11) Arrange or contract for the planning, replanning, opening, grading, or closing of streets, roads, roadways, alleys, or other places, or for the furnishing of facilities or for the acquisition of property or property rights or for the furnishing of property or services in connection with a project;

(12) Grant options to purchase any project or to renew any lease entered into by it in connection with any of its projects, on such terms and conditions as it deems advisable;

(13) Prepare or cause to be prepared plans, specifications, designs, and estimates of costs for the construction, reconstruction, rehabilitation, improvement, alteration, or repair of any project, and from time to time to modify such plans, specifications, designs, or estimates;

(14) Provide advisory, consultative, training, and educational services, technical assistance, and advice to any person, partnership, or corporation, either public or private, to carry out the purposes of this chapter, and engage the services of consultants on a contractual basis for rendering professional and technical assistance and advice;

(15) Procure insurance against any loss in connection with its property and other assets and operations in such amounts and from such insurers as it deems desirable;

(16) Contract for and accept gifts or grants in any form from any public agency or from any other source;

(17) Do any and all things necessary to carry out its purposes and exercise the powers given and granted in this chapter; and

(18) Allow satisfaction of any affordable housing requirements imposed by the authority upon any proposed development project through the construction of reserved housing, as defined in section 206E-101, by a person on land located outside the geographic boundaries of the authority's jurisdiction; provided that the authority shall not permit any person to make cash payments in lieu of providing reserved housing, except to account for any fractional unit that results after calculating the percentage requirement against residential floor space or total number of units developed. The substituted housing shall be located on the same island as the development project and shall be substantially equal in value to the required reserved housing units that were to be developed on site. The authority shall establish the following priority in the development of reserved housing:

- (A) Within the community development district;
- (B) Within areas immediately surrounding the community development district;
- (C) Areas within the central urban core;
- (D) In outlying areas within the same island as the development project.

The Hawaii community development authority shall adopt rules relating to the approval of reserved housing that are developed outside of a community development district. The rules shall include, but are not limited to, the establishment of guidelines to ensure compliance with the above priorities~~]; and~~

~~(19) Assist the public land development corporation established by section 171C-3 in identifying public lands that may be suitable for development, carrying on marketing analysis to determine the best revenue-generating programs for the public lands identified, entering into public-private agreements to appropriately develop the public lands identified, and providing the leadership for the development, financing, improvement, or enhancement of the selected development opportunities; provided that no assistance shall be provided unless the authority authorizes the assistance]."~~

SECTION 6. Chapter 171C, Hawaii Revised Statutes, is repealed.

SECTION 7. (a) Any funds appropriated to the department of land and natural resources pursuant to Act 55, Session Laws of Hawaii 2011, that are unexpended and unencumbered as of the effective date of this Act shall be deposited into the land conservation fund established pursuant to section 173A-5, Hawaii Revised Statutes, on the effective date of this Act.

(b) Any proceeds generated and deposited into the stadium facilities special fund pursuant to Act 282, Session Laws of Hawaii 2012, that are unexpended and unencumbered as of the effective date of this Act shall be deposited into the general fund on the effective date of this Act.

(c) Any proceeds generated and deposited into the school facilities special fund pursuant to Act 309, Session Laws of Hawaii 2012, that are unexpended and unencumbered as of the effective date of this Act shall be deposited into the general fund on the effective date of this Act.

(d) The planner and project-related development specialist hired for purposes of Act 55, Session Laws of Hawaii 2011, shall be transferred to the department of land and natural resources without loss of salary, seniority, prior service credit, vacation, sick leave, or other employee benefit or privilege as a consequence of this Act.

SECTION 8. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 9. This Act shall take effect upon its approval.

INTRODUCED BY: _____

Report Title:

Public Land Development Corporation; Repeal

Description:

Repeals chapter 171C, HRS, relating to PLDC. Repeals requirement that HCDA assist the PLDC in certain specified areas.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:45 PM
To: waltestimony
Cc: lchow@kauai.gov
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM
Attachments: H B 589 Gary Hooser.pdf

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Gary L Hooser	Councilmember, Kauai County Council	Support	Yes

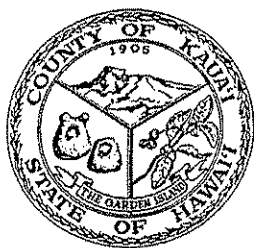
Comments: I urge you today to vote unanimously to support of a complete and full repeal of the PLDC

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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COUNTY COUNCIL

Jay Furfaro, Chair
Nadine K. Nakamura, Vice Chair
Tim Bynum
Gary L. Hooser
Ross Kagawa
Mel Rapozo
JoAnn A. Yukimura



OFFICE OF THE COUNTY CLERK

Ricky Watanabe, County Clerk
Jade K. Fountain-Tanigawa, Deputy County Clerk

Telephone (808) 241-4188
Fax (808) 241-6349
Email cokcouncil@kauai.gov

Council Services Division
4396 Rice Street, Suite 209
Lihu'e, Kaua'i, Hawai'i 96766

February 8, 2013

**TESTIMONY OF GARY L. HOOSER
COUNCILMEMBER, KAUAI COUNTY COUNCIL**

ON

H.B. NO. 589, RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION

Committee on Water & Land

Committee on Finance

Saturday, February 9, 2013

9:00 a.m.

Auditorium

Aloha Chair Evans, Chair Luke, Vice Chair's and Committee Members:

My name is Gary Hooser. I am an elected member of the Kaua'i County Council testifying on my own behalf, but also presenting Resolution No. 2012-52 from the Kaua'i County Council, who voted unanimously in support of a complete repeal of Act 55 which establishes the Public Land Development Corporation (PLDC).

I urge you today to vote unanimously in support of a complete and full repeal of the PLDC.

The process, the policy and the politics of this issue have been so severely tainted that the only good option is a complete repeal. Attempts to morph, amend or simply change the name are insufficient remedies and will not heal, repair or re-instill the public confidence which is what needs to happen now.

The process that created Act 55, the PLDC and the subsequent process attempting to salvage and assuage public concerns, range from unconstitutional to insulting.

S.B. No. 1555 was passed into law without the requisite three (3) readings in each House, and there was never a proper Public Hearing on the substance of the major amendments that significantly altered the content of the Bill. Clearly giving the public less than two (2) hours public notice does not meet any reasonable standard that would satisfy the constitutional requirement.

Since then, the process has continued to go awry as the PLDC stuttered through the rule-making process and attempted to convince the public that rules, policies, plans and good intentions would be sufficient to protect them from bad law.

In addition to the serious errors and mistakes made in the process that has led us to this point, the fundamental policy and the law supporting that policy is also seriously flawed.

Starting the conversation with a premise that public lands are a resource that should be developed as quickly and as profitably as possible and that we should set aside environmental and public interest protections in the interest of expediency is a

Committee on Water & Land
Committee on Education
Committee on Finance
February 9, 2013
RE: HB 589

set up for a true tragedy of the commons. If anything, the opposite is true. Our public lands should be held to the highest standard in terms of environmental and public interest protections and should be developed slowly if at all and then based only upon a long term community based vision rather than on short term profits.

While eighty percent (80%) of the potentially impacted lands are located on neighbor-islands, no neighbor-island representation was included on the PLDC Board and most of the meetings have been held on O'ahu.

Many of the concerns about the PLDC also extend to all of the offered replacement Bills being heard today focused on a similar agenda – the lack of specificity, the lack of accountability, the vagueness of their mission and the concentration of control and decision making.

Of course the most obvious policy travesty with regards to the PLDC is that it is “exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to special improvement district assessments or requirements; land use, zoning, and construction standards for subdivisions, development, and improvement of land; and the construction, improvement, and sale of homes thereon.”

The PLDC gets rid of all of these rules and basically says “trust me.”

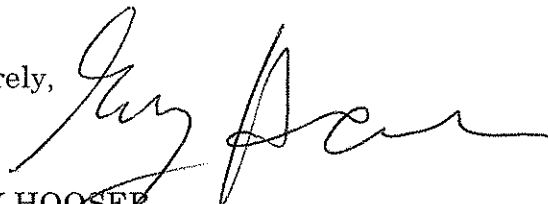
In addition, it is my understanding that virtually all of the projects mentioned as examples of why we need the PLDC or similar entities can be accomplished without these exemptions, without the elimination of the public protections and without any new public/private development entity.

Bad process, bad policy and bad politics. Many in our community, especially our young people are increasingly distrustful and disengaged from the public process, and from government. The creation of the PLDC and all that has followed since has further alienated large numbers of our residents from all walks of life and on every island. These are good people who want to believe in the Democratic process and who we need to believe and to engage in our process - but who are now even angrier and more distrustful than ever.

Bad process, bad policy and bad politics have combined to make the perfect storm, and the only way to calm this storm and to right the canoe that we always hear so much about is to pass a complete and full repeal of the PLDC. No morphing or amending or name changing. The public wants to know that our lawmakers listen to them. The public believes that the “fix is in” and has little confidence in us or in the institutions in which we serve.

Please. Pass a full and complete repeal today and help restore the faith and confidence of the people of our State in their government and in the leaders whom they elect to serve.

Sincerely,



GARY HOOSER
Councilmember, Kaua'i County Council

COUNTY COUNCIL

COUNTY OF KAUAI

Resolution

No. 2012-52, Draft 1

RESOLUTION URGING THE 2013 HAWAII STATE LEGISLATURE TO REPEAL
CHAPTER 171C OF THE HAWAII REVISED STATUTES
(ACT 55, SESSION LAWS OF HAWAII 2011)
RELATING TO THE DEPARTMENT OF LAND AND NATURAL RESOURCES
AND THE PUBLIC LAND DEVELOPMENT CORPORATION (PLDC)

WHEREAS, on May 3, 2011, the Hawai'i State Legislature approved SB1555 SD2 HD2 CD1 to create the Public Land Development Corporation ("corporation"), which was signed into law (Act 55, SLH 2011) by the Honorable Governor Neil Abercrombie on May 20, 2011, which was then codified as Chapter 171C of the Hawai'i Revised Statutes ("HRS 171C"); and

WHEREAS, HRS 171C-4(a), in part, defines the powers of the Public Land Development Corporation as:

"(a) Except as otherwise limited by this chapter, the corporation may:

- (1) Sue and be sued;
- (2) Have a seal and alter the same at its pleasure;
- (3) Make and alter bylaws for its organization and internal management;
- (4) Adopt rules under chapter 91 necessary to effectuate this chapter in connection with its projects, operations, and properties;
- (5) Make and execute contracts and all other instruments necessary or convenient for the exercise of its powers and functions under this chapter;
- (6) Carry out surveys, research, and investigations into technological, business, financial, consumer trends, and other aspects of leisure or recreational land uses in the national and international community;
- (7) Acquire or contract to acquire by grant or purchase:
 - (A) All privately owned real property or any interest therein and the improvements thereon, if any, that are determined by the corporation to be necessary or appropriate for its purposes under this chapter, including real property together with improvements, if any, in excess of that needed for such use in cases where small remnants would otherwise be left or where other

justifiable cause necessitates the acquisition to protect and preserve the contemplated improvements, or public policy demands the acquisition in connection with such improvements; and

(B) Encumbrances, in the form of leases, licenses, or otherwise, needed by the corporation or any state department or agency for public purposes, the disposition of subdivided lots, houselots, apartments or other economic units, or economic development;

(8) Own, hold, improve, and rehabilitate any real, personal, or mixed property acquired; and sell, assign, exchange, transfer, convey, lease, or otherwise dispose of, or encumber the same;

(9) By itself, or in partnership with qualified persons or other governmental agencies, acquire, construct, reconstruct, rehabilitate, improve, alter, or repair any infrastructure or accessory facilities in connection with any project; own, hold, sell, assign, transfer, convey, exchange, lease, or otherwise dispose of, or encumber any project; and develop or manage, by itself, or in partnership with qualified persons or other governmental agencies, any project that meets the purposes of this chapter;

(10) In cooperation with any governmental agency, or otherwise through direct investment or coventure with a professional investor or enterprise or any other person, or otherwise, acquire, construct, operate, and maintain public land facilities, including but not limited to leisure, recreational, commercial, residential, time share, hotel, office space, and business facilities, at rates or charges determined by the corporation;

(11) Assist developmental, recreational, and visitor-industry related enterprises, or projects developed or managed by the corporation, by conducting detailed marketing analysis and developing marketing and promotional strategies to strengthen the position of those enterprises and to better exploit local, national, and international markets;

(12) Receive, examine, and determine the acceptability of applications of qualified persons for allowances or grants for the development of new recreation and visitor-industry related products, the expansion of established recreation and visitor-industry or land development enterprises, and the altering of existing recreational, visitor-industry related, or land development enterprises;

(13) Coordinate its activities with any federal or state programs;

(14) Grant options to purchase any project or to renew any lease entered into by the corporation in connection with any of its projects, on the terms and conditions it deems advisable;

(15) Provide advisory, consultative, training, and educational services and technical assistance to any person, partnership, or corporation, either public or private, to carry out the purposes of this

chapter, and engage the services of consultants on a contractual basis for rendering professional and technical assistance and advice;

(16) Procure insurance against any loss in connection with its property and other assets and operations in amounts and from insurers as it deems desirable;

(17) Accept gifts or grants in any form from any public agency or any other source;

(18) Issue bonds to finance the cost of a project and to provide for the security thereof, in the manner and pursuant to the procedure prescribed in this chapter;

(19) Subject to approval by the department, assume management responsibilities for small boat harbors in accordance with chapter 200 and any rules adopted pursuant thereto for periods not to exceed one year;

(20) Recommend to the board of land and natural resources the purchase of any privately owned properties that may be appropriate for development; and

(21) Do all things necessary or proper to carry out the purposes of this chapter"; and

WHEREAS, HRS 171C-4(c) reads:

"(c) The powers conferred herein shall be liberally construed to effectuate the purposes of this chapter" and

WHEREAS, allowing uncontrolled development in violation of the County of Kaua'i's zoning, building, road design, and drainage codes, and ignoring the lack of sufficient potable water availability, and traffic circulation issues would intensify these problems for the entire community and cost the taxpayers great expense in the future to rectify the intensified problems; and

WHEREAS, the County of Kaua'i has enacted or may enact zoning and subdivision laws, which may be ignored due to HRS 171C; and

WHEREAS, it appears that HRS 171C seeks revenue generating use for lands and appears to focus on businesses that can generate the highest amount of revenue (hotels, resorts, commercial centers, etc.), with no regard for parks or other types of community resources which may not necessarily generate revenue; and

WHEREAS, if development of residential units are sought, scarce potable water could be diverted to these potential developments; and

WHEREAS, HRS 171C allows ceded lands to be used not for homes for our Native Hawaiian families, but for the revenue production for the State; and

WHEREAS, the people of the County of Kaua'i realize the detrimental effect that HRS 171C will have on our land, ocean, environment, and the disregard of many of our zoning and subdivision laws, which HRS 171C allows the corporation to ignore; and

WHEREAS, the people of the County of Kaua'i have requested assistance from the Council of the County of Kaua'i to support the repeal of HRS 171C; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF KAUAI, STATE OF HAWAII, that the 2013 Hawaii State Legislature is hereby requested to repeal Chapter 171C of the Hawaii Revised Statutes in its entirety to effectively abolish the Public Land Development Corporation.

BE IT FINALLY RESOLVED, that a copy of this Resolution be forwarded to the Honorable Governor Neil Abercrombie, all State Senators and State Representatives, the Hawaii State Association of Counties, and the Mayors of the Counties of Kaua'i, Hawaii, Maui, and the City and County of Honolulu.

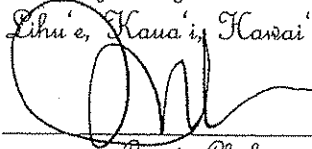
INTRODUCED BY: /s/KIPUKAI KUALI'I

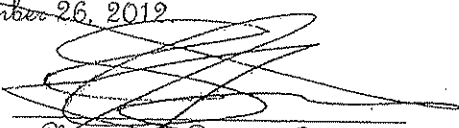
V:\RESOLUTIONS\2010-2012term\Resolution2012-52, Draft 1\SS_ds

	Aye	Nay	Exc	Recused
Bynum	X			
Chang	X			
Furfaro	X			
Kuali'i	X			
Nakamura	X			
Rapozo	X			
Yukimura	X			
Total	7	0	0	0

Certificate Of Adoption

We hereby certify that Resolution No. 2012-52, Draft 1 was adopted by the Council of the County of Kaua'i, State of Hawaii, Lihue, Kaua'i, Hawaii, on September 26, 2012


County Clerk


Chairman & Presiding Officer

Dated 09-26-2012

HARRY KIM
471 HO'OKINA PLACE
HILO, HAWAII 96720

February 7, 2013

Representative Cindy Evans, Chair, and Members of the Committee on Water & Land
Representative Roy M, Takuma, Chair, and Members of the Committee on Education
Representative Sylvia Luke, Chair, and Members of the Committee on Finance
State of Hawaii House of Representatives
State Capitol
Honolulu, Hawaii

Public Hearing on Saturday, February 9, 2013, at 9:00 a.m.

Re: HB1133 Relating to Public Land
HB589 Relating to the Public Land Development Corporation

This letter is written in strong support of the full repeal, not amendment, of Act 55, which in 2011 created the Public Land Development Corporation (PLDC). I urge the committees today to pass HB1133 and HB589, which would accomplish this.

It is not often that so many from all islands of Hawaii have united to express feelings of disapproval of the actions of their government. The expressions of disapproval are accompanied by dismay on how and why Act 55, which created the PLDC, was passed and signed into law.

I would like to take this opportunity to share my views on this widespread and growing movement of Hawaii's people voicing disapproval of Act 55. I do feel that the core cause of this people's movement is the feeling of disconnect of people and their government, and with that the loss of trust.

Act 55 seems to be the catalyst that has triggered so many to publicly demonstrate their feelings of distrust and disconnect. The creation of the PLDC presented the platform for people to question openly the workings of their government.

- Why was there so little public awareness and opportunity for involvement in discussions on such an important issue that concerned all state lands?
- Why were there so few if any communications with county governments when this Act affected so much of county jurisdiction and the taking away of local authority, and with that, opportunities for meaningful people's input?

- Why was Act 55 passed with such expediency that so few were even aware of it?
- Why is so much authority given to so few in the major use of all public lands? Where are the checks and balances? **It is noted that the PLDC is governed by only five board members, three of whom are state department heads and one each appointed by the Senate president and Speaker of the House of Representatives.**
- Why should the PLDC be exempt from existing county and state laws and regulations regarding special improvement district assessments? *
- Why is the PLDC exempt from all state and county land use laws, including county zoning ordinances and the state Land Use Commission? *
- Why is the PLDC exempt from county building permits? *

The only reason given publicly so far to justify Act 55, which created the Public Land Development Corporation, was the need to raise money for the public good. I find it very difficult to understand and accept that an Act was created that gave so much authority over public lands to five people with no checks and balances, and justified for the reason of raising needed money.

Surely the goal of money for our good must be balanced with preserving Hawaii's unique social and so very special environment.

Surely the use of our public lands must be balanced with responsibilities to cultural and spiritual care of Hawaii.

Surely the authority of land use must be balanced with the fairness and trust of the application of laws to all.

Surely local county government laws such as building permits and zoning codes should be adhered to and respected.

Surely lifestyles, people's involvement and local land use laws are of importance and must be considered.

In recent weeks of travel to Maui, Molokai, Oahu and communities on Hawaii Island, I have experienced a growing feeling of disconnect and distrust of people with their government. Feelings that their government and its decisions are made not for people of this land, not for the care of the land, but rather for special interest groups or for short term benefits. Along with these feelings of disconnect and the lack of trust is a loss of hope that their concerns, lifestyles, their hardships and cares of this earth are of any importance.

* From letter to Senator Donovan Dela Cruz dated October 18, 2011 from Deputy Attorney General Linda Cho

February 7, 2013

Page 3

We must all be on guard against actions and behavior that will add to the disconnect and distrust of our government. We must say stop to those that do.

I ask for understanding that this is not just an issue of public lands and its authority, this is also about the relationship between the people and their government. This is of the hope and belief that we all seek, that our government will be fair and do what is right by law and a sense of what is right. This is at the heart of the relationship between people and their government. This is a matter of trust.

I ask for the repeal of Act 55.

Aloha,

Harry Kim

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:39 AM
To: waltestimony
Cc: malamaopuna@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Rene Siracusa	Malama O Puna	Support	No

Comments:

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

Do not reply to this email. This inbox is not monitored. For assistance please email webmaster@capitol.hawaii.gov

COMMUNITY ALLIANCE ON PRISONS

76 North King Street, Honolulu, HI 96817

Phones/E-Mail: (808) [533-3454](tel:533-3454), (808) [927-1214](tel:927-1214) / kat.caphi@gmail.com



COMMITTEE ON WATER & LAND

Rep. Cindy Evans, Chair

Rep. Nicole Lowen, Vice Chair

COMMITTEE ON FINANCE

Rep. Sylvia Luke, Chair

Rep. Scott Nishimoto, Vice Chair

Rep. Aaron Ling Johanson, Vice Chair

Saturday, February 9, 2013

9:00 a.m.

Auditorium

STRONG SUPPORT FOR HB 1133 & HB 589 - REPEAL OF THE PLDC

Aloha Chairs Evans and Luke and Members of the Committees!

My name is Kat Brady and I am the Coordinator of Community Alliance on Prisons, a community initiative promoting smart justice policies for more than a decade. This testimony is respectfully offered on behalf of the 5,800 Hawai'i individuals living behind bars, always mindful that approximately 1,500 individuals are serving their sentences abroad, thousands of miles away from their loved ones, their homes and, for the disproportionate number of incarcerated Native Hawaiians, far from their ancestral lands.

HB 1133 repeals the Public Land Development Corporation and transfers certain assets to the Department of Land and Natural Resources.

HB 589 repeals chapter 171C, HRS, relating to PLDC and repeals the requirement that HCDA assist the PLDC in certain specified areas.

Community Alliance on Prisons is in strong support of repealing the Public Land Development Corporation (PLDC). Our primary interest is in justice and both the process that led to the enactment of the law creating the PLDC and actions of the PLDC are unjust and have made a mockery of the democratic process.

A recent article in [The Washington Times](#)¹ stated:

¹ Repeal Hawaii's Public Land Development Corporation, by Danny de Gracia, The Washington Times, February 2, 2013. <http://communities.washingtontimes.com/neighborhood/making-waves-hawaii-perspective-washington-politic/2013/feb/2/danny-de-gracia-repeal-PLDC/>

If allowed to stand, the legislative precedent set by the PLDC not only places Hawaii but the rest of the United States on a policy trajectory towards oligarchical command-and-control planning. What the continued existence of the PLDC says to all is that a small panel of handpicked individuals should have the right and authority to determine what is most profitable for the state and what is best for the environment and all who live in it.

Is this really the level to which we have sunk? Are selling off or leasing public assets a strategy to balance the budget? When were we the people consulted about a small, hand-picked group of people that will decide what is best for the rest of us? Are public assets up for grabs without the informed consent of the governed?

The current state of affairs is that corporate prisons are working to make inroads into state economies. Last year Corrections Corporation of America (CCA), the owner and operator of the violent prisons to which we banish Hawai'i's incarcerated men (who are mostly of Hawaiian ancestry), wrote to 48 states, including Hawai'i, proposing to take over state correctional facilities² with the caveat that they are guaranteed 90% occupancy. Community Alliance on Prisons hand-delivered a letter to Governor Abercrombie from the Presbyterian Health, Education and Welfare Association³ that stated in part:

Dear Governor Abercrombie:

As the leadership of the Presbyterian Health, Education and Welfare Association (PHEWA), a ministry of the Presbyterian Church (U.S.A.), as well as PHEWA's Criminal Justice Network, we write in reference to a letter recently sent to your office by the Corrections Corporation of America (CCA), the nation's largest for-profit prison firm, in which CCA introduced its "corrections investment initiative."

As part of this initiative, CCA indicated it has made \$250 million available to purchase and then operate state-owned correctional facilities under minimum 20-year contracts with a guarantee of 90% occupancy, among other requirements.

We are contacting you to express our opposition to both this initiative and to the more general concept of contracting with private companies for the purpose of incarcerating people as a means of generating corporate profit.

CCA was given the nod by the Federal government yesterday, February 8⁴, to establish a Real Estate Investment Trust (REIT). A Real Estate Investment Trust (REIT) is an unincorporated trust created for the purpose of investing in real property or to extend credit to those engaged in construction. The GEO Group has also received federal approval to form a REIT.⁵

² CCA letter to 48 Governors <http://justiceunbound.org/wp-content/uploads/2012/03/CCA-Letter.pdf>

³ Presbyterian Health, Education and Welfare Association PCJN letter to 48 gov-er-nors in response to CAA proposed prison privatization. <http://justiceunbound.org/wp-content/uploads/2012/03/PCJN-letter-to-governors-FINAL-KY-copy.pdf>

⁴ CCA gets feds' nod for REIT move, by Geert De Lombaerde, Published February 8, 2013. http://nashvillepost.com/news/2013/2/8/cca_gets_feds_nod_for_reit_move

⁵ The GEO Group Receives Favorable Private Letter Ruling from Internal Revenue Service; Elects REIT Status and Declares First Quarterly REIT Cash Dividend of \$0.50 Per Share, Business Wire Press Release, The GEO Group, Inc., Friday, January 18, 2013 <http://finance.yahoo.com/news/geo-group-receives-favorable-private-125000301.html>

Community Alliance on Prisons is deeply concerned that public land will be turned over to private developers (including corporate prisons).

The PLDC is exempt from some of our important accountability laws, such as the procurement code. Oversight laws were created to prevent shenanigans. We should be cautious about giving control of millions of acres of land without these regulations.

The PLDC is beyond fixing; repeal is the only option at this point.

Please vote to repeal the PLDC by passing HB 1133 and HB 589. The PLDC is an insult to the public, an affront to democracy, and a violation of the public trust.

Mahalo for this opportunity to testify.



February 8, 2013

House of Representatives
The Twenty-Seventh Legislature
Regular Session of 2013
Committees on Water & Land, Education, and Finance

Subject: **TESTIMONY IN SUPPORT of HOUSE BILLS 219, 593, 1134, 1133, and 589 RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION**

DATE: Saturday, February 9, 2013
TIME: 9:00 a.m.
PLACE: State Capitol – Auditorium

Dear Chairs Evans, Takumi, and Luke, and Vice-Chairs Lowen, Ohno, Nishimoto and Johanson, and members of the Committees:

I am Ed Yeh, owner of ControlPoint Surveying, Inc. ControlPoint Surveying, Inc. is a professional land surveying company founded in 1984, and a member of the Hawaii Land Surveyors Association. I support the overall intent and concept of the Public Land Development Corporation (PLDC) and submit comments on the following bills addressing the PLDC:

Bill	Description
H.B. 219	Subjects PLDC to laws regarding land exchanges, land use, zoning, and OHA's pro rata portion of the public land trust. Requires PLDC to consult with OHA.
H.B. 593	Requires the PLDC to initiate a pilot project after the adoption of rules. Prohibits the PLDC from planning, developing or implementing any projects other than the pilot project until the pilot project has been completed.
H.B. 1134	Changes references from the public land development corporation to the public private partnership corporation. Requires the Public Land Development Corporation to initiate a pilot project after the adoption of rules. Prohibits the Public Land Development Corporation from planning, developing or implementing any projects other than the pilot project until the pilot project has been completed.
H.B. 1133	Repeals the Public Land Development Corporation. Transfers certain assets to the Department of Land and Natural Resources.
H.B. 589	The bill proposes to repeal Chapter 171C, HRS, relating to the public land development corporation which was created through Act 55, SLH 2011.

There needs to be a clear focus on creating opportunities for private investment in development or redevelopment of underutilized public land assets in the State. The implementation of Act 55 could have been done with more clarity in addressing the broad powers of the PLDC. At this point, it is prudent to reconsider Act 55 in light of the concerns raised and, perhaps, amend the law to provide more specific guidance in the implementation of Act 55. This could include outlining a process that is open, competitive, and transparent in how lands are selected and subsequently on how developers are selected. We recommend the appropriate vehicle to be either H.B. 593 or H.B. 1134, either of which would require the PLDC to develop a pilot project so a clearer understanding of the processes that will be used by the PLDC in developing or redeveloping underutilized State owned lands can be realized. We believe that further discussion should focus on a process to select and develop underutilized public assets before considering a repeal of Act 55.

Thank you for this opportunity to express our views.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ed Yeh", written over a light blue horizontal line.

Yue-Hong "Ed" Yeh
PRESIDENT, Tel: 808.591.2022, Ext 110



**House Committee on Land and Water
House Committee on Finance**

**Saturday, February 09, 2013 at 9:00 AM
State Capitol Auditorium**

**Testimony of Jon Kamakawiwo`ole Osorio, Ph.D., Secretary,
KAHEA: The Hawaiian-Environmental Alliance in
STRONG SUPPORT of
HB 589**

PROTECTING

NATIVE HAWAIIAN

CUSTOMARY &

TRADITIONAL RIGHTS AND

OUR FRAGILE

ENVIRONMENT

KAHEA: The Hawaiian-Environmental Alliance, on behalf of its board and thousands of supporters across ka pae `aina, strongly supports HB 589 and the repeal of the Public Land Development Corporation (PLDC).

The PLDC is not an appropriate management solution. Instead, it takes us backwards because it circumvents the legal protections the public fought to establish decades ago -- protections meant to strike a sustainable balance between exploitation and preservation of our resources. The PLDC removes public participation from the process of striking this balance, demonstrating the government's stunted faith in Hawai'i's communities -- the very communities this Legislature represents. It restores the archaic notion that our land is something that we can possess and destroy for short-term benefit without consideration of the impact that will have for the future.

We need a way to achieve abundance from Hawai'i's land, but the PLDC is not the way. The PLDC heralds a new low in the state's approach to stewarding Hawai'i's public trust by treating our most valuable shared resources as develop-able financial assets instead of what they are -- the sacred lands, waters, and environment we call home.

Not only does the PLDC have the extraordinary and dangerous power to exempt itself from the laws meant to ensure safe and responsible use of our shared resources -- including our land use law, coastal zone management law, county zoning ordinances, the state building code, fire code, and other laws in place to protect our resources and human safety - it could have the effect of eroding the constitutional right of Native Hawaiians to access, gather, and engage in other cultural practices on currently undeveloped state land.

The PLDC is not necessary to make good projects happen on our public lands. Farming to feed ourselves and public education are some of the highest and best uses of these lands. The PLDC and its barrage of exemptions is not necessary for the government to carry out its vital functions.

Please carry out your fiduciary duty to your constituents, as beneficiaries of the public land trust, and pass HB 589.

Mailing Address
P.O. Box 37368
Honolulu, HI 96837

toll-free phone/fax
877.585.2432

www.KAHEA.org
kahea-alliance@hawaii.rr.com

KAHEA: the Hawaiian-Environmental Alliance is a non-profit 501(c)(3) working to protect the unique natural and cultural resources of the Hawaiian islands. KAHEA translates to English as "the call."

To
WAL and FIN Committee Members
Subject: HB 589
Thursday, Jan. 31, at
Position: Support
Hearing: Saturday, 2-9-13 - 9:00 AM

2-8-13

From
Jeffrey Parker
Pres: Tropical Orchid Farm, Inc.
P.O. Box 170
Haiku, HI 96708
808 572 - 8569

Dear Chairs Evans and Luke, and Members,

My company and I support the repeal of the Public Lands Development Corporation. My understanding is that HB589 is part of the process to accomplish that. As I've said, Act 55 was an ill-conceived measure, without thoughtful analysis. It was passed in a very suspicious way, at the last minute without public participation.

The PLDC undermines democracy by over riding existing procedures and safeguards. It also cuts out participation by the Public. The provision exempting the PLDC from court challenges is particularly dangerous and un-democratic.

There is also something offensive about the idea that the DLNR is such a low priority, that we cannot find resources to operate it in our State budget. Have folks forgotten that in Hawaii "the environment IS the economy"? We need to strengthen the DLNR, not weaken it by allowing a Board of ex-realtors to sell off its resources.

I live in a small rural agricultural district intermingled with State lands. We do not want urban ex-realtors, people with very different values from us, deciding what happens with those lands - while escaping normal County, State SMA, and Court review.

In other words, Act 55 stinks. Please get rid of it. The correct approach is to completely repeal the PLDC, and start over, NOT to "fix it" or "modify it".

Since there is virtually complete opposition to the PLDC from the public, here is an opportunity for the Legislature to show the public that their opinions matter.

Mahalo
Jeffrey Parker

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:16 PM
To: waltestimony
Cc: drchris@hawaiiwholepersonhealing.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Christopher Lawinski	Hawaii Whole Person Healing Collective	Support	No

Comments: repeal the PDLC! In a true democracy local communities have a vote in how local resources are used. The PDLC violates this by putting public lands in the sole interest of large corporations and non local business entities!

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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lowen1-Kyli

From: Rich Hoepner [richoep@aloha.net]
Sent: Friday, February 08, 2013 10:46 AM
To: waltestimony; EDNtestimony; FINTestimony
Subject: I support HB 1133 and HB 589

I support any bill that repeals Act 55, the PLDC. I am against any bill that attempts to fix the PLDC by giving it another name. If HB1133 and HB589 unconditionally repeals Act 55 and totally eliminates the Public Land Development Corporation from Hawaii government, I support both.

Rich Hoepner
People for the Preservation of Kaua'i
4865G Nonou Rd.
Kapaa, HI 96746

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 2:13 PM
To: waltestimony
Cc: Karen@RedwoodGames.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Karen Chun	Individual	Support	No

Comments: Repeal the PLDC. Anything less is not OK. PLDC is deeply flawed down to its roots.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 4:10 PM
To: waltestimony
Cc: ev@kevcom.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Evan Tector	Individual	Support	No

Comments: Aloha Committee Members, I support the full repeal of the PLDC legislation as there is no value to abridging the public input of oversight process regarding public lands. Proper funding and staffing and best management of the full procedures is the best way to achieve efficiency in public land use and development. Any gains made via the PLDC model will be lost to do the divisiveness, fallout, law suits and resultant delays from the lack of inclusion of the public and safeguard of the public interest in these matters. Further, there will be an erosion of trust by the public in the legislative and government leaders who permit and implement such a short-cut system. Our land trust and public parks are a multi-generational heritage that require long term thinking and stewardship of which the legislature, administration, state departments, public and private entities are all a part. But not under any circumstances where the public is circumvented and years of carefully built up law and process are swept aside by privately governed public-private development schemes which risk the public land stake and natural legacy of Hawaii. Additionally, I oppose any redrafting or shuffling of the powers of PLDC in any name or form this session without careful and timely public illumination and debate until next year. Mahalo for your understanding and support. Evan

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 5:37 PM
To: waltestimony
Cc: rogerwalraven@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Roger Walraven	Individual	Support	No

Comments: Repeal PLDC what were you thinking?

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 7:14 PM
To: waltestimony
Cc: pennysfh@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Penny Levin	Individual	Support	No

Comments: I strongly support the repeal of the PLDC and HB589.

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From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, February 06, 2013 8:03 PM
To: waltestimony
Cc: jeannine@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/6/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jeannine Johnson	Individual	Support	No

Comments: As a Hawaiian whose ancestors were lawai'a (fishermen) and kālai wa'a (canoe-builders) from Kapāilua since 1777, I strongly support HB1133 - RELATING TO PUBLIC LAND and HB 589 - RELATING TO THE PUBLIC LAND DEVELOPMENT CORPORATION because both repeal the Public Land Development Corporation which was given the power to develop public lands placed under the PLDC jurisdiction, including but not limited to existing open shoreline areas, conservation lands, agricultural lands, ceded lands owned by the Hawaiian people and held in trust by the state government and small boat harbors, for commercial purposes to generate revenue for the DLNR/State of Hawai'i. The PLDC should never have been made, as it had been amended with only two hours before its hearing to allow it to be exempt from all statutes, ordinances, charter provisions, and rules of government agencies relating to special improvement district assessments or requirements; land use, zoning, and construction standards for subdivisions, development, and improvement of land; and the construction, improvement, and sale of homes thereon for development of public lands to generate revenues. This deception violated the Hawai'i State Constitution and angered the public so much that they came out in droves to testify against it at administrative rules hearings all over the State. Ke Akua pū me kākou, i pono ke ea o ka 'āina. (May God be with us always that the life of the land will be pono). I humbly ask for your support for both bills.

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Committee on Water & Land

Rep. Cindy Evans, Chair
Rep. Nicole E. Lowen, Vice Chair

Committee on Finance

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

DATE: Saturday, February 9, 2013

TIME: 9:00am

PLACE: Auditorium, State Capitol

Re: **HB 589, HB1133**

Re: **PUBLIC** land development

Position: Support

Aloha Chairs Evans and Luke, Vice Chairs Lowen, Nishimoto and Johanson, and Members,

I am Nancy Aleck, a 60+ year-old community activist and nonprofit worker.

Slow down.

Each land use idea should be carefully studied and given full community vetting.

Good plans will rise to the top.

Development should be for the common good, not for corporate profit.

No name change.

No modifications.

No gut and replace.

REPEAL the PLDC.

Thank you for your consideration.

Nancy Aleck
PO Box 61212
Honolulu 96839

Honolulu Star-Advertiser

What should the Legislature do with the Public Land Development Corp. (PLDC)?

- **A. Repeal it (78%, 784 Votes)**
- B. Modify it (16%, 163 Votes)
- C. Keep it (6%, 58 Votes)

Total Voters: **1,004**

Start Date: January 20, 2013 @ 12:00 am

End Date: January 20, 2013 @ 4:00 pm

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 10:01 AM
To: waltestimony
Cc: iamcarey.lt@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Carey Lillis Tinsley	Individual	Support	No

Comments: No PLDC, repeal it to keep Hawaii as pure as it can still be! Mahalo!

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 11:12 AM
To: waltestimony
Cc: paul@punapono.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Paul Kuykendall	Individual	Support	No

Comments: Please vote YES on this bill to completely repeal the PLDC, repeal HRS Chapter 174C PLDC. There are a number of ACT 55 Repeal bills for the Public Land Development Corporation. I support a complete repeal. I do not trust any of the legislation that works to circumvent the public process or even simply limit the PLDC to the harbors or clearly identified projects. We need separate legislation to address these specific areas that still allow for public input, zoning and environmental protection. The government is meant to protect the people from the predatory developers, not the other way around. No PLDC or future variations of it are acceptable. Mahalo

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 10:49 AM
To: waltestimony
Cc: mclane@mnsrc.org
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Sarah McLane	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 10:34 AM
To: waltestimony
Cc: suzanne@punapono.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Suzanne Wakelin	Individual	Support	No

Comments: Please vote YES on this bill to completely repeal the PLDC, repeal HRS Chapter 174C PLDC. There are a number of ACT 55 Repeal bills for the Public Land Development Corporation. I support a complete repeal. I do not trust any of the legislation that works to circumvent the public process or even simply limit the PLDC to the harbors or clearly identified projects. We need separate legislation to address these specific areas that still allow for public input, zoning and environmental protection. The government is meant to protect the people from the predatory developers, not the other way around. No PLDC or future variations of it are acceptable. Mahalo

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 11:22 AM
To: waltestimony
Cc: hilobliss@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
joy cash	Individual	Support	No

Comments: Protect our precicous resources from mainland corporations.

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lowen2-Anosh

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Sent: Thursday, February 07, 2013 11:26 AM
To: waltestimony
Cc: peacesubhadra@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
d.corcoran	Individual	Support	No

Comments:

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To: waltestimony
Cc: juggler@aloha.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Graham Ellis	Individual	Support	No

Comments: PDLC needs to be repealed in it's entirety. It's a bad piece of legislation.

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Sent: Thursday, February 07, 2013 12:22 PM
To: waltestimony
Cc: kohala1@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Joe Carvalho	Individual	Support	No

Comments: I support abolishing the PLDC.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 12:49 PM
To: waltestimony
Cc: lyndawallach@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lynda Wallach	Individual	Support	No

Comments: I believe that the PLDC presents a danger to Hawaii's public lands and cultural sites and I support HB 589, which repeals HRS Chapter 174C PLDC.

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Clifton M. Hasegawa
1044 Kilani Avenue 12, Wahiawa, Hawaii 96786
Telephone: 808.622.8968 * Mobile: 808.463.1057
Email: clifhasegawa@gmail.com
Facebook: [facebook.com/clif.hasegawa](https://www.facebook.com/clif.hasegawa)
XING: www.xing.com/profile/clifton_hasegawa
LinkedIn: www.linkedin.com/in/cliftonhasegawa

February 7, 2013

TESTIMONY ON
HOUSE BILL RELATING TO HAWAII REVISED STATUTES (HRS) CHAPTER 171C
PUBLIC LAND DEVELOPMENT CORPORATION (PLDC)

HB 219, HB 589, HB 593, HB 1133, HB 1134

I. Amendment of 171C, HRS

II. Repeal of 171C, HRS

III. One House Bill repealing 171C, HRS

COMMITTEE ON WATER & LAND

Representative Cindy Evans, Chair, Representative Nicole E. Lowen, Vice Chair, Representative Denny Coffman, Representative Ty J.K. Cullen, Representative Faye Hanohano, Representative Derek S.K. Kawakami, Representative Chris Lee, Representative Richard Lee Fale, Representative Cynthia Thielen

COMMITTEE ON FINANCE

Representative Sylvia Luke, Chair, Representative Scott Nishimoto, Vice Chair, Representative Aaron Ling Johanson, Vice Chair, Representative Ty J.K. Cullen, Representative Mark J. Hashem, Representative Kaniela Ing, Representative Jo Jordan, Representative Bertrand Kobayashi, Representative Nicole E. Lowen, Representative Dee Morikawa, Representative Richard H.K. Onishi, Representative Greg Takayama, Representative James Kunane Tokioka, Representative Kyle T. Yamashita, Representative Beth Fukumoto, Representative Gene Ward

COMMITTEE ON WATER & LAND and COMMITTEE ON FINANCE HEARING

DATE: Saturday, February, 9, 2013

TIME: 9:00 AM

PLACE: Auditorium, State Capitol

Dear Chair Evans, Vice Chair Lowen and Members of the Committee on Water & Land; Chair Luke, Vice Chair Nishimoto, Vice Chair Johanson and Members of the Committee on Finance,

This Hearing on HB 219, HB 589, HB 593, HB 1133 and HB 1134 is a model of efficiency and effectiveness in the Legislative process.

Governor Abercrombie signed into law SB 1555, Act 55 was codified as Chapter 171C, Hawaii Revised Statutes, creating the Public Land Development Corporation (PLDC).

The PLDC Board, Mr. Kalbert Young, Chair (Director, Department of Budget & Finance), Mr. Duane Kurisu, Vice Chair (Hawaii State Senate Designee and Founder of aio), Ms. Mary Alice Evans (Department of Business, Economic Development & Tourism), William J. Aila, Jr. (Chair, Department of Land & Natural Resources), Mr. Robert Bunda (Hawaii State House Designee, Insurance Executive, currently Board Member, Honolulu Authority for Rapid Transportation (HART)).

Three (3 County Councils --- Maui, Hawaii, Kauai, have adopted Resolutions asking the Legislature to repeal the PLDC and have included their Resolutions in their 2013 Legislative Packages.

There is a marked difference between "repeal" and "partial repeal by way of amendment".

Governor Abercrombie has stated that amendment to HRS 171C is preferred.

HB 219, HB 589, HB 593, HB 1133, HB 1134, by way of various amendments to 171C, HRS attempt to make the PLDC, acceptable and appropriate.

I sincerely believe that repeal of 171C, HRS in its entirety and not by way of amendment will serve the overall purpose and objectives intended by Governor Abercrombie.

The implementation of the PLDC has heightened awareness of culture, community, the importance and significance of managing public lands effectively and efficiently, and the need to have a revenue source to support and sustain programs and projects focused on stewardship of public lands.

The PLDC is Governor Abercrombie's initiative to move Hawaii forward into the future. The clear message from Governor Abercrombie is that: (a) Maintaining the status quo is unacceptable, (b) Be diligent but delays ad infinitum - continuing and continued studies, analysis, meetings, seminars, presentations, networking or joint sessions need to be measured and managed effectively and efficiently, (c) Take measured risks, (d) Learn from mistakes and move forward, (e) Take lessons learned from failure, improve upon weaknesses, sharpen strengths, (f) There is no penalty for taking reasonable, measured and justified risks, (g) We shall remain idle no more, (h) The time to implement programs and projects to get Hawaii working is now, (i) Innovate, think outside of the box.

Departmentally and Inter-Departmentally Hawaii has the experience, knowledge, and expertise to accomplish good stewardship of public lands. Five keys: (a) Empower and mentor, (b) Courage to move forward, (c) Team spirit, (d) Practice good management skills, (e) The time to take action and implement good programs and projects is now..

Each member of the PLDC Board brings to the table experience in state government, culture, economic development, tourism and highly respected management skills.

Repeal of 171C, in its entirety and not by way of amendment, provides a grace period for improvement until the Twenty-Eight Session of the Hawaii Legislature convenes.

I suggest one House Bill, similar to SB 1 (amended to repeal 171C in its entirety).

In conclusion I urge the House of Representatives to enact legislation during this session of the Legislature working collaboratively with members of the Senate.

Thank you for this opportunity to share my thoughts with you.

Respectfully,

Electronically Signed

Clifton M. Hasegawa

Courtesy copy via email: Senate President Donna Mercado Kim

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 2:33 PM
To: waltestimony
Cc: veganmom@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Dena Smith Givens	Individual	Support	No

Comments:

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Sent: Thursday, February 07, 2013 3:17 PM
To: waltestimony
Cc: kkaauwai@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kehaunani Kaauwai	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 11:38 AM
To: waltestimony
Cc: maddux@aloha.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

Follow Up Flag: Follow up
Flag Status: Flagged

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mike Maddux	Individual	Support	No

Comments: And I really oppose the legislature's little trick of renaming a bill and resubmitting it. I am wondering at how the government become a profit center. Why? Developement is a private function. Preservation is a government function. You guys got too many lawyers hanging around stirring up the water hiding hide their clients' interests. Thank you, Mike Maddux Hawi

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 3:39 PM
To: waltestimony
Cc: miles@aloha.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Miles Mulcahy	Individual	Support	No

Comments: I support HB 589 to repeal the PLDC

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 3:48 PM
To: waltestimony
Cc: kraul@hawaiiintel.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Sydney A. Kraul	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 4:21 PM
To: waltestimony
Cc: jgriffiths62@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
John Griffiths Jr.	Individual	Support	No

Comments: Support HB 1133 and HB 589 which REPEALS HRS Chapter 174C PLDC. In testimony of the people of Hawaii which REPEALED PLDC why again are you folks trying to pass another PLDC on the people of Hawaii ?? Hawaii has spoken and told you NO WAY ! So NO WAY should HRS Chapter 174 C PLDC even be consider , trash it .

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 4:37 PM
To: waltestimony
Cc: flydove@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Diane Beckenhauer	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 5:07 PM
To: waltestimony
Cc: jessicaserino80@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jessica Serino	Individual	Support	No

Comments: I thi more development is wrong for the island-we need to preserve land for sustainability projects.

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lowen1-Kyli

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Sent: Thursday, February 07, 2013 5:04 PM
To: waltestimony
Cc: merway@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marjorie Erway	Individual	Support	No

Comments: the PLDC must be repealed. I urge you to support this bill! Mahalo.

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 6:10 PM
To: waltestimony
Cc: bill@puna.us
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Bill Smith	Individual	Support	No

Comments: Repeal the PLDC - no change can fix a bad idea

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 6:19 PM
To: waltestimony
Cc: cspellman@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
CK Spellman	Individual	Comments Only	No

Comments: Repeal Please

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 7:45 PM
To: waltestimony
Cc: Lesliewingate7@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Leslie Wingate	Individual	Support	No

Comments: Keep us safe

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 7:59 PM
To: waltestimony
Cc: silverpenny10@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
penny silva	Individual	Support	No

Comments: Repeal PLDC now!

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 7:59 PM
To: waltestimony
Cc: tjsimms2000@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
tj simms	Individual	Support	No

Comments:

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To: waltestimony
Cc: ggexcavations@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lisa Kirbin	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 8:00 PM
To: waltestimony
Cc: pualehuafarm@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
pua kamoia	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 8:00 PM
To: waltestimony
Cc: ti_health@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Tia Connors	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 8:00 PM
To: waltestimony
Cc: 09jjju@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Julian Jiman	Individual	Support	No

Comments:

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To: waltestimony
Cc: gypsieme@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Gypsie Lewis	Individual	Support	No

Comments:

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Sent: Thursday, February 07, 2013 8:24 PM
To: waltestimony
Cc: lkmcelheny@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
larry McElheny	Individual	Support	No

Comments: Aloha I support HB 589

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 8:58 PM
To: waltestimony
Cc: lotuslover@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
courtney Bruch	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 9:25 PM
To: waltestimony
Cc: autofreeann@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Ann Kobsa	Individual	Support	No

Comments: Please repeal that law and abolish the PLDC already. Public land should be protected and restored, a natural treasure to be shared by all. Mahalo!

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 9:25 PM
To: waltestimony
Cc: jsacher@kona.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jeff Sacher	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 9:26 PM
To: waltestimony
Cc: rodquintna@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

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Submitted By	Organization	Testifier Position	Present at Hearing
roderick Quintana	Individual	Support	No

Comments:

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Sent: Thursday, February 07, 2013 9:28 PM
To: waltestimony
Cc: athurston@irmt.org
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Anne Thurston	Individual	Support	No

Comments: Please repeal the PLDC! It does not have the support of the people. It is not in the interest of the people. It is so much disliked that it has undermined the people's trust in their government.

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 9:41 PM
To: waltestimony
Cc: marcyfrommaui@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marcy KoltunCrilley	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 9:58 PM
To: waltestimony
Cc: lila@loveshackmaui.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lila Sherman	Individual	Support	No

Comments:

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**Testimony in Support of H.B. 589
Relating to the Public Land Corporation Law**

**Before the House of Representatives
Committees on Water & Land; Education; and Finance**

by Mahealani Wendt
February 9, 2013

Committee Chairs, Vice-Chairs and Members, thank you for this opportunity to testify regarding House Bill 589, which repeals Hawai'i Revised Chapter 171C and the requirement that the HCDA assist the PLDC in certain specified areas.

I am in support of complete repeal of Act 55 which created the Public Land Corporation. My position is supported by several hundred individuals who reside in East Maui, from Keanae to Kaupo. They could not be at this hearing today but have asked me to carry their signed petitions, the originals of which I will present to the Chair of this hearing at the conclusion of my testimony.

We oppose Act 55, the Public Lands Development Corporation Act, and support its repeal for the following reasons:

1. The "Public Lands" are Confiscated Kingdom of Hawai'i Lands encumbered with indigenous land claims. Most, if not all, of the lands offered up for development will be lands unlawfully confiscated from the Hawaiian Kingdom and should be kept intact until a native government is restored and its historic claims resolved. This law not only threatens development without any input from the indigenous people, it exempts the PLDC from the fiduciary standards applicable to non-PLDC public lands which benefit native Hawaiians and the general public.

2. The PLDC's blanket exemption from the following laws is so egregious as to render it wholly unfixable, fatally flawed, a travesty and betrayal of the public trust.

a) HRS Chapter 205, state Land Use laws. The PLDC is broadly exempted from Hawai'i's planning and land use laws that are in place to protect Hawai'i's unique cultural and environmental resources and ensure that state agencies, as trustee of these resources, uphold the state's fiduciary obligations to the people of Hawai'i.

b) HRS Chapter 46-4, County Zoning laws;

c) County Planning and Zoning Ordinances;

d) HRS Chapter 183C, Conservation District laws;

e) HRS Chapter 171, the law governing Public Lands, Management & Disposition, provides a statutory scheme for governing the fiduciary duties of the State of

Hawai`i for managing and disposing of public lands held in trust for native Hawaiians and the public, including lease, disposition and license provisions. Act 55 removed from the definition of "public lands" all lands set aside by the governor to the PLDC, lands leased to the PLDC by other state agencies, and lands to which the PLDC holds title. HRS Ch. 171C restricts the use of revenues derived from PLDC project facilities, which violates the State's obligation and standing policy to provide OHA with a pro-rata share of public land trust revenue for the betterment of the conditions of native Hawaiians. HRS Chapter . 171C empowers the PLDC to acquire ownership of certain state lands and specifically authorizes the corporation to sell any of the property it owns.

- f) Construction standards;
- g) County Building permit requirements;
- h) HRS Chapter 46-80.5, Special Improvement District and County ordinances;
- i) Act 178 and Executive Order 06-06, governing "ceded" lands -- illegally confiscated Kingdom lands -- receipts. Pursuant to the Hawai`i Constitution Article XII § 6, Act 178, and Executive Order 06-06 the interim determination of OHA's pro rata portion has been set at \$15.1 million annually, until such time that the legislature takes further action. Executive Order 06-06 requires state agencies to transfer to OHA 20% of the gross revenues generated from the use of public trust land under its control. The PLDC threatens erosion of OHA's entitlement, on behalf of its Native Hawaiian beneficiaries, to receive revenues from public lands for the betterment of the conditions of native Hawaiians.
- j) HRS Chapter 103D, the Hawai`i Procurement Code;
- k) HRS Chapter 444, the laws governing Contractors;
- l) HRS Chapter 171-50, governing public land exchanges;
- m) HRS Chapter 205A, Coastal Zone Management laws;
- n) HRS Chapter 104, governing Wages and Hours of Employees on Public Works laws;
- o) HRS Chapter 386, Workers' Compensation laws.

3. PLDC's broad exemptions are not replaced by any others standards, which could result in decisions that:

- Adversely impact Native Hawaiian traditional and customary practices
- Degrade natural and cultural resources, and the environment
- Compromise public health and safety

- Adversely impact historically significant sites and resources

4. PLDC Project Exemptions remove important planning and management tools, increase the likelihood of unprecedented development of the State's public and private lands.

5. Although pursuant to Hawai'i's Constitution, various statutes and judicial decisions, the State has an affirmative duty to preserve and protect Native Hawaiian traditional and customary rights, Act 55 exemptions will exacerbate the current situation where Hawaiians are forced to undertake costly, protracted litigation through the courts in order to enforce these rights.

6. Because these rights are often not enforced, participation in decision-making processes can be and has been significant for protecting and asserting Native Hawaiian rights, as well as guiding Hawai'i into a more sustainable future. The PLDC law makes no provision for meaningful participation in decision-making by Native Hawaiians.

7. HRS Ch. 171C does not require the preparation of business and public land development plans for its projects and in the event that the PLDC chooses to do so its contents are not required to include elements to ensure protection of culturally sensitive areas or traditional and customary rights.

I strongly object to the PLDC law and the fact that it is exempted from laws that require the state to manage public lands as a fiduciary is required to manage a trust. For the above reasons, I call for repeal of the PLDC law.

Thank you for this opportunity to testify in support of repeal of Act 55.

Mahealani Wendt
P.O. Box 961
Ha'ikū, Hawai'i 96708

on her own behalf and on behalf of East Maui Petitioners

Telephone: 808-248-7730
wailuanui@starband.net

lowen2-Anosh

From: johndoe [earleveloria2@hotmail.com]
Sent: Thursday, February 07, 2013 9:50 PM
To: waltestimony
Subject: Support and abolish certain issues

Support: I support HB113 and HB589 which repeals HRS chapter 174c PLDC

Oppose: I oppose HB 942 HD1 / Harbors and Parks Development Authority.

Abolish: Abolish the PDLC in Hawaii

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 10:32 PM
To: waltestimony
Cc: cjmellor626@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
cmellor	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 10:32 PM
To: waltestimony
Cc: lbarrie@mac.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lorraine Barrie	Individual	Support	No

Comments:

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RE: OPPOSED TO HB1134

REPEAL the P.L.D.C. Law

I am a former Maui County Planning Commissioner and I presently serve as the Vice-Chair of Maui Island's General Plan Advisory Committee. I have been directly involved in planning issues from a citizen's perspective for over 40 years.

I SUPPORT HB589 - Which Repeals PLDC

I SUPPORT HB1133 - Which Repeals PLDC

I OPPOSE HB219 - Only amends PLDC

I OPPOSE HB593 - Only amends PLDC

I OPPOSE HB942 - Changes name of PLDC

I OPPOSE HB1134 - Only amends PLDC

I OPPOSE HB865 - Combines PLDC with Community Districts

I strongly support repealing Act 55 (2011) which established the PLDC because the PLDC has so many defects:

- 1. Eliminating County input.**
- 2. Ignores County General and Community plans.**
- 3. By-passes protections for Hawaiian Lands.**
- 4. Concentrates too much power in a small unelected committee.**
- 5. Allows private firms too much opportunity to abuse public lands.**
- 6. Inadequate or non-existent environmental protections.**

I do NOT wish to have the PLDC amended or modified. There should be:

No PLDC pilot project bills;

No PLDC school land redevelopment bills;

No PLDC compromise bills;

No PLDC amended bills; and

No PLDC new name, same purpose bills

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 11:02 PM
To: waltestimony
Cc: mauiamy@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Amy Chang	Individual	Support	No

Comments: Repeal the PLDC. Thank you

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 10:52 PM
To: waltestimony
Cc: meliuhl@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Melissa Uhl	Individual	Support	No

Comments: Please repeal the PLDC.

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Sent: Thursday, February 07, 2013 11:09 PM
To: waltestimony
Cc: deakos@hawaii.edu
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mark Deakos	Individual	Support	No

Comments: Please repeal the PLDC, this is not a good thing for our aina.

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Sent: Thursday, February 07, 2013 11:13 PM
To: waltestimony
Cc: mzerbe808@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Margaret Zerbe	Individual	Support	No

Comments:

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February 7, 2013

To: Honorable Chairs and Members of the House Water and Land and Finance Committees

From: Deborah Chang, Hawai'i Island Resident

Subject: Support for HB 589 "Relating to the Public Land Development Corporation" and HB 1133 "Relating to Public Land"

I ask for your support of HB 589 and HB 1133 which essentially call for a repeal of the entire Public Land Development Corporation law (Chapter 171C, HRS). The bills also importantly remove other authorities given to the Public Land Development Corporation (PLDC) in other laws and provide for an orderly dissolution of the Corporation.

The main reasons I support a repeal of all laws authorizing the PLDC are as follows:

1. Chapter 171C, HRS exempts PLDC projects from all "statutes, ordinances, charter provisions, and rules of any government agency relating to....land use, zoning, and construction standards for subdivisions, development and improvement of land." This allows the PLDC to ignore the expressed wishes of the counties as reflected in our adopted ordinances and plans. This trivializes the substantial time and resources invested by the counties in land-use planning and rule-making. It is an insult to the work done by County Planning Commissions, County Councils, County employees and citizen volunteers who have devoted many hours to county-level planning processes, such as Hawai'i County's Community Development Plans.
2. PLDC creates a double standard that enables PLDC projects to skirt the requirements that are binding on private developers. Often the requirements are intended to protect our environment and quality of life. Is it only a matter of time before such exemptions are challenged in court? Could it be argued that land-use regulations and standards are not necessary for private developments if they are not necessary for PLDC projects?
3. I strongly support repealing the law, which exempts lands that are set-aside to the PLDC from the definition of "public lands" [§171-2(12), HRS]. Both HB 589 and HB 1133 repeal this law. Removing lands from the definition of "public lands" would further empower the PLDC to develop public lands without being held accountable to act in the public's interests with lands that have lost their special public status.

The laws establishing the PLDC are alarming in the level of independence, power, and control over public lands that are given to this new state agency. These laws require major surgery to fix. I believe the best choice is to eliminate PLDC before it has a chance to waste more public resources than it already has.

Mahalo for the opportunity to testify on these bills.

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 07, 2013 11:29 PM
To: waltestimony
Cc: mestralynne@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/7/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lynne Gutierrez	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:08 AM
To: waltestimony
Cc: youconduit@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Naomi Carmona	Individual	Support	No

Comments: Please repeal the PLDC and abolish this absolute nonsense and stop anything like it. Shame on the legislature that allowed this to happen in the first place. The people are losing all faith in the government, please do this right and support HB589 to repeal Act 55 and abolish the PLDC.

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Sent: Friday, February 08, 2013 12:42 AM
To: waltestimony
Cc: suiteness@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Annie Suite	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:31 AM
To: waltestimony
Cc: Rga6365@aol.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Roy G. Aragon	Individual	Support	No

Comments: WE need to control development and expansion in Hawaii. Developers should give back to the people in Hawaii. They should invest in the people of Hawaii, by building affordable housing too.

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I strongly support the complete repeal of Act 55 and the PLDC.

There is a growing movement of discontented people in Hawaii because of this Act and Act 97, so much so that a new movement has been born uniting all of the island. It is growing rapidly.

We the people will not stand by any longer and see what appears to be corporations corrupting the government processes here.

The manner in which Act 55 came into being has left people throughout Hawaii stunned that such a Bill could be passed without people being given the opportunity to be part of the process.

Act 55 can not be fixed, it must be repealed.

To try and fix this act would simply add insult to injury and cause greater mistrust in the process of government here in this unique and beautiful land.

Quite simply the only way to restore the trust of the people in the government is to repeal this act and Act 97. There needs to be put in place processes to stop the corporate take over of Hawaii and ensure that **we the people** get the proper due processes, right and ability to be involved in all decision making where our lives are effected.

Please do the right thing and repeal Act 55.

Barbara Cuttance
14/266 Papaya Farms Road, Pahoia, Hawaii 96778

Puna Pono Alliance
Hawaii Alliance (HA)

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:43 AM
To: waltestimony
Cc: unmanib@maui.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Unmani Cynthia Groves	Individual	Oppose	No

Comments: 85% of the public lands are, as I understand it, in the outer islands. Maui has just completed its own 20 year Maui Island Plan with power given to community plans to refine within that after a great deal of long term planning. We have no idea whether these will be honored or disrupted by your considerations. You want to coordinate with the County Planning Department as the primary entity on Maui? We have county councils, and other balance of power considerations here beyond the County Planning Department. #16--accepting gifts from any source? That's undefined and subject to way to broad an interpretation. There is no mention in this bill for public hearings and public comment on anything in the planning process or honoring EIS processes. I see no "commitment" to preserving a percentage of public lands as conservation lands in perpetuity. Each island is in touch with and knows its needs and should have a strong say in how these lands are developed to preserve the spirit and feel of the outer islands for which we are known, to which tourists come, and each island should be accountable for what it creates within the whole. Oahu has overbuilt and now can't generate enough of its own electricity without attempting to pull from the outer islands. Can we trust this kind of centralized planning? Further, there is real question what giveaways will happen to our public lands with the biotech corporations that are voracious in their pursuit of cheap land and water rights to continue genetic engineering exploits of our lands and oceans. It is known through the click of the mouse that Hawaii's government without regard to containment or "independent testing," or due diligence research by its own Health Department (HB174 letter is telling) have allowed more experimental and secret test sites in open fields for genetic engineering than any where else in the US-- despite the fact that 64 nations have banned, put moratoriums, restricted GE whose governments have seen the flawed industry studies, genetic anomalies, toxic burden on human beings, sterility, birth defects, impact of GE obesogens, and other health effects, yes deaths, and are fighting to reclaim their genetic lines and natural world. America's people are taking note! What will you do with our public lands? Will you still support the right to farm, over even the right to choose what's in our food, or even over protecting our inalienable human right to preserve and protect our own genes, our immune systems, or keep the natural world from being usurped? Am I concerned? 100%!

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:44 AM
To: waltestimony
Cc: scott@aloha.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Scott Crawford	Individual	Support	No

Comments: Repeal the PLDC! It was a very bad idea to start with, just get rid of the mistake instead of trying to fix it.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:23 AM
To: waltestimony
Cc: garciasgoats@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
aurora garcia	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:04 AM
To: waltestimony
Cc: tookie49_2004@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
DANIEL KANAHELE	Individual	Oppose	No

Comments:

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Aloha Honorable Committee Members.

No doubt the sponsors of Act 55 had good intentions. But the PLDC, like most attempts to privatize government, is a bad idea, and it sets a dangerous precedent. It's unaccountable. It grants power without responsibility. It's a spectacular conflict of interest. It is government setting the terrible example of breaking it's own laws.

Government is not, and should not be, a business. In the United States, we the people create, fund and staff our governments to think, speak and act for the whole community. We cannot allow any government to shirk or outsource that unique and solemn responsibility.

If current tax revenues are really inadequate to fund necessary services, then we need to have a serious and thorough public discussion of just what services we absolutely need, what it really costs to deliver them efficiently, and how we can best pay for them.

One of the reasons we can't raise taxes, for example, is because our electric bills are so ridiculously high. If our government could summon the will to get control of our spoiled monopoly utility, and substantially reduce those bills, then modest tax increases might be more acceptable.

You can't fix something that's fundamentally flawed. The PLDC is one of those miracle cures that turns out to be worse than the disease. Please repeal this terrible law.

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 5:15 AM
To: waltestimony
Cc: maier3@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

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

Comments: REPEAL THE PLDC!

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 6:15 AM
To: waltestimony
Cc: Tree@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Stephen Luksic	Individual	Oppose	No

Comments: The PLDC needs to be Repealed completely. It was nothing but a means to corruption and did not serve the citizens, and bypassed laws and regulations set up to protect the citizens and the environment.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 6:47 AM
To: waltestimony
Cc: cpgroup@aloha.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
cheryl Corbiell	Individual	Comments Only	No

Comments: Repeal the legislation, it is bad government.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 6:50 AM
To: waltestimony
Cc: jenadillon@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jennifer Dillon	Individual	Support	No

Comments: Repeal the PLDC. We need to better protect our public lands from developers and corporations.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 6:52 AM
To: waltestimony
Cc: drimmerdo@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Dr. Richard A. Rimer D.O.	Individual	Support	No

Comments: Please help to repeal the PLDC; it is unjust to impose development in the backyards of local people by others who live far away and do not have to face the medical, social and environmental consequences of their actions. This is not democracy! Mahalo Dr. Richard A. Rimer D.O.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 6:59 AM
To: waltestimony
Cc: we101.21@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
julie k. harris	Individual	Support	No

Comments: Repeal the PLDC - no change can fix a bad idea

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 7:03 AM
To: waltestimony
Cc: robertw@snorkelbob.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
robert Wintner	Individual	Support	No

Comments: Please pass this bill to protect Hawaii's Public Trusts.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 6:56 AM
To: waltestimony
Cc: cpgroup@aloha.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
cheryl Corbiell	Individual	Comments Only	No

Comments: Repeal this bad legislation

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 7:28 AM
To: waltestimony
Cc: jashana11@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
jacqueline kippert	Individual	Support	No

Comments: ABOLISH THE PLDC IT IS A VERY BAD IDEA!

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 7:36 AM
To: waltestimony
Cc: dward14@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
darshan ward	Individual	Oppose	No

Comments: The PLDC is now being abused for private and corporate gain. Time to close it down.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:00 AM
To: waltestimony
Cc: jonicarroll@earthlink.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Joni Sadler	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:04 AM
To: waltestimony
Cc: newsletter@riseup.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Rob Kinslow	Individual	Support	No

Comments: I support repeal of PLDC. Don't try to fix it. Just stop it. Our will, the people's will shall be your priority.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:23 AM
To: waltestimony
Cc: glenmio@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
MSUchida	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:38 AM
To: waltestimony
Cc: annmarie@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Ann Marie Kirk	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:39 AM
To: waltestimony
Cc: kmbrenton@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Katharine Brentoon	Individual	Support	No

Comments: Under no circumstances can I support, or support those that promote the unlawful development of the land for the gain of few at the detriment of many. Please use your vote for the people that selected you.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:40 AM
To: waltestimony
Cc: wilderwaters@earthlink.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kathryn Wilder	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:41 AM
To: waltestimony
Cc: terryjwalker@hawaiiantel.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Terry J Walker	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:41 AM
To: waltestimony
Cc: clk5356@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Carolyn L Knoll	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:42 AM
To: waltestimony
Cc: odette@odetterickert.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Odette Rickert	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:42 AM
To: waltestimony
Cc: kkderego@hawaii.edu
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kristen Kano'e'okalani DeRego	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:45 AM
To: waltestimony
Cc: marijeanhorton@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marijean Horton	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:45 AM
To: waltestimony
Cc: csoares48@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Colleen Soares	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:45 AM
To: waltestimony
Cc: Dwongz1@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Diane Wong	Individual	Support	No

Comments: Strong support!!

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:45 AM
To: waltestimony
Cc: marilynmick@pobox.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marilyn Mick	Individual	Support	No

Comments: I strongly support this Bill. Public lands are for public use and not for private gain or profit.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:46 AM
To: waltestimony
Cc: pbunn@pixi.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Pamela Bunn	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:47 AM
To: waltestimony
Cc: mariyakai@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mariya Gold	Individual	Support	No

Comments: Please support this bill. Mahalo

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Sent: Friday, February 08, 2013 8:47 AM
To: waltestimony
Cc: ellie.snyder@rare-dear.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Eleanor Snyder	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:48 AM
To: waltestimony
Cc: kauaiwahine@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
KARENA biber	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:52 AM
To: waltestimony
Cc: waikikinani@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Phyllis Frus	Individual	Support	No

Comments: Please listen to the people who elected you and repeal the PLDC. We don't need more development; we need to follow environmental laws designed to protect our ag land and coastal areas. Preserve and conserve--don't exploit!

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Sent: Friday, February 08, 2013 8:52 AM
To: waltestimony
Cc: roz@rozhome.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Rozlyn Reiner	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 8:52 AM
To: waltestimony
Cc: Pearl@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Pearl Moenahele	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 8:54 AM
To: waltestimony
Cc: cbacchi@hawaii.edu
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Cristina Bacchilega	Individual	Support	No

Comments: in STRONG support, but cannot be present!

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To: waltestimony
Cc: paulluke@hawaii.edu
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Koa Luke	Individual	Support	No

Comments: I strongly oppose the PLDC for many reasons including but not limited too: Hawaiian Rights to that land, opposed to selling land public and "ceded lands", pro free public spaces, and for safety issues.

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Sent: Friday, February 08, 2013 8:54 AM
To: waltestimony
Cc: reidisaki@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Reid Isaki	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 8:55 AM
To: waltestimony
Cc: emerald.adams@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Emerald Adams	Individual	Support	No

Comments:

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To: waltestimony
Cc: ncrom1@nycap.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Nancy Crm	Individual	Support	No

Comments: Please protect the precious Hawaiian enviroment!

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To: waltestimony
Cc: nrtshrlv@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jessica dos Santos	Individual	Support	No

Comments: I support this bill.

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Sent: Friday, February 08, 2013 9:03 AM
To: waltestimony
Cc: mauibrad@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Brad Parsons	Individual	Support	No

Comments: Strong Support.

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To: waltestimony
Cc: swc156@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Stephen Canham	Individual	Support	No

Comments: I support the repeal of the PLDC due to its seriously flawed design and failure to adequately involve the public in its crucial decisions. Thank you. Stephen Canham, PhD

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To: waltestimony
Cc: john@savehonolua.org
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
john carty	Individual	Support	No

Comments:

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To: waltestimony
Cc: HARRISMDW001@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
William Harris, M.D.	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 9:11 AM
To: waltestimony
Cc: vsc@hawaiiantel.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

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

Comments: I strongly support the REPEAL of PLDC and ACT 55. This is not good governance. You people need to represent the people, not developers and lawyers. Mahalo, Victoria Cannon

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To: waltestimony
Cc: rarancon@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
raymond arancon	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:16 AM
To: waltestimony
Cc: esfhawaii@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Elijah Frank	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 4:44 PM
To: waltestimony
Cc: wetpuna@laughtermidicine.us
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Allan Reaves	Individual	Support	No

Comments: PLDC should be limited as much as possible in doing anything without a public ballot measure. It really should be abolished altogether.

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Sent: Friday, February 08, 2013 4:10 PM
To: waltestimony
Cc: redahi@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
B.A. McClintock	Individual	Support	No

Comments: Please repeal the PLDC.

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Sent: Friday, February 08, 2013 4:20 PM
To: waltestimony
Cc: bisaki@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Bianca Isaki	Individual	Support	No

Comments: The PLDC must be repealed. Its entire premise is irremediably flawed. Leveraging public lands to maintain government revenues forecloses the state's ability to comply with public trust obligations.

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Sent: Friday, February 08, 2013 3:03 PM
To: waltestimony
Cc: waters@boone.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
claire mcguire	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 4:35 PM
To: waltestimony
Cc: dalebonar@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Dale B Bonar	Individual	Support	No

Comments: The bill would correct a terrible mistake that established the PLDC at the tail end of the 2011 legislative session. It has infuriated a significant majority of the population, and needs to be entirely repealed. Trying to mend the broken statute is like putting duct tape on a worn out tire. Start fresh, and be PONO!

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Sent: Friday, February 08, 2013 3:19 PM
To: waltestimony
Cc: dkpuamana@hawaiiantel.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Diana B. Kahler	Individual	Oppose	No

Comments: February 8, 2013 Chair Sylvia Luke and members of the Finance Committee Chair Cindy Evans and members of the Water & Land Committee My name is Diana Kahler. I have been a resident of Hilo Hawaii for 35 years. I reside at 12 West Naauao Place in Hilo. I am in opposition to the passage of HB1133, Relating to Public Land and HB 589 , Relating to Public Land Development Corporation and urge you to repeal both Bills. While I see the benefits of a streamlined approval process to ensure that Hawaii can support resource sector growth and be globally competitive, it is imperative that stringent environmental safeguards be in place. It seems both HB 1133 and 589 diminish the value of these safeguards by decimating approval processes and delegating decision making responsibility to a member-limited Public Land Development Corporation. It is unconscionable that the value of input by the very people who live in our great state will seemingly be ignored. To regulate that input with these poorly crafted bills subverts the right of Hawaii's residents to participate in the process. Often it is these very people who bring a clarity of purpose and effective alternative ideas to meet a similar purpose that enrich the way we manage our resources. Home Rule must remain! Thank you

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 4:25 PM
To: waltestimony
Cc: dixiekaetsu@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Dixie Kaetsu	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 4:35 PM
To: waltestimony
Cc: dougmcgreg@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Douglas McGregor	Individual	Support	No

Comments:

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To: waltestimony
Cc: fstyer@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Frederick W Styer	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 4:36 PM
To: waltestimony
Cc: cavemom38@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Janet Ashkenazy	Individual	Support	No

Comments: Repeal all legislative attempts promoting PLDC by name or other "hidden" agenda. Stop the unpatriotic moves to promote PLDC and related agenda.

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Sent: Friday, February 08, 2013 4:36 PM
To: waltestimony
Cc: jdancer@kula.us
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
john NAYLOR	Individual	Support	No

Comments: Aloha! Please Support HB 589 Please Repeal the PLDC - No change can fix a terrible idea! Mahalo, John Naylor Makawao

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Sent: Friday, February 08, 2013 3:49 PM
To: waltestimony
Cc: jolynballenti@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jolyn Ballenti	Individual	Support	Yes

Comments: I strongly support the repeal of PLDC HB589

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:11 PM
To: waltestimony
Cc: konakatr@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kathryn Reynolds	Individual	Support	No

Comments: THE PEOPLE DEMAND THE REPEAL OF THE PLDC

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:43 PM
To: waltestimony
Cc: katesears@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kathy SearsTancayo	Individual	Support	No

Comments:

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Sent: Friday, February 08, 2013 3:17 PM
To: waltestimony
Cc: Kealii8@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kealii Makekau	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 4:21 PM
To: waltestimony
Cc: lollydr@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Laurie Dickson-Reppun	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:19 AM
To: waltestimony
Cc: garid@hawaii.edu
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Garid Faria	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:24 PM
To: waltestimony
Cc: ljrinouye@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lorraine R. Inouye	Individual	Support	No

Comments: Please support HB589.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:53 PM
To: waltestimony
Cc: maliadamon@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
malia damon	Individual	Support	No

Comments: Abolish PLDC

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:06 PM
To: waltestimony
Cc: mdente@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marjorie Dente	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 4:35 PM
To: waltestimony
Cc: kalikolani@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Kalikolani Correa	Individual	Support	No

Comments:

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lowen1-Kyli

From: kim2 - Lauren
Sent: Friday, February 08, 2013 3:39 PM
To: waltestimony
Subject: FW: SUPPORT HB1133 - REPEAL THE PLDC

-----Original Message-----

From: Sally Raisbeck [[mail to: sallyraisbeck@hawaii.rr.com](mailto:sallyraisbeck@hawaii.rr.com)]
Sent: Friday, February 08, 2013 4:51 AM
To: All Senators
Subject: SUPPORT HB1133 - REPEAL THE PLDC

Dear Sens,

The online testimony link for testimony is inoperative. I want to send an email to the House WAL/FIN, but the only way I can do so is to email all of you.

To the House WAL and FIN committees:

I SUPPORT COMPLETE REPEAL OF THE PLDC. I AM A VOTER ON MAUI.

SALLY RAISBECK
427 Liholiho St Wailuku HI 96793 808-244-9604

I also support HB589.

I oppose attempts at amendment, HB219 and HB1134.

lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:19 AM
To: waltestimony
Cc: orders4g@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Anika Glass	Individual	Support	No

Comments: I am in support of repealing the PLDC - the State cannot maintain the land it has already developed. The State does not need another separate Corporation to develop land for profit outside the laws and community development plans of we who live here.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 3:23 PM
To: waltestimony
Cc: wendywailua@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Wendy Raebeck	Individual	Support	No

Comments:

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lowen1-Kyli

From: ohno2-Jun on behalf of EDNtestimony
Sent: Friday, February 08, 2013 4:45 PM
To: waltestimony
Subject: FW: I support HB 1133 and HB 589

From: Edward de Deo [<mailto:ededeo@pixi.com>]
Sent: Friday, February 08, 2013 3:03 PM
To: EDNtestimony
Subject: Fwd: I support HB 1133 and HB 589

Begin forwarded message:

From: Edward de Deo <ededeo@pixi.com>
Date: February 8, 2013 2:42:37 PM HST
To: WALtestimony@capitol.hawaii.gov, +EDNtestimony@capitol.hawaii.gov,
+FINtestimony@capitol.hawaii.gov
Subject: I support HB 1133 and HB 589

PLDC is a bad idea for Hawaii and its people.

I am supporting, therefore, **HB 1133 and HB 589**.

Thank you,
Edward de Deo
3644 Lawaiuka Rd
Lawai HI 96765, Kauai

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 4:45 PM
To: waltestimony
Cc: jonwakefield@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
jonwakefield	Individual	Oppose	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:50 PM
To: waltestimony
Cc: Don.Couch@mauicounty.us
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Councilmember Don Couch	Individual	Oppose	No

Comments: While there are many bills on this topic, I am supporting HB1133 because of the bill's clear objective.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:47 PM
To: waltestimony
Cc: notpono@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Johnnie-Mae L. Perry	Individual	Support	No

Comments: I support to REPEAL the PLDC. Johnnie-Mae L. Perry

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:22 AM
To: waltestimony
Cc: kgoodwin@hawaiiintel.net
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Michael Goodwin	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:52 PM
To: waltestimony
Cc: julia@hanahou.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Julia Steele	Individual	Support	No

Comments: Please repeal the PLDC. Its unchecked powers are too broad and our public land is too precious.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:48 PM
To: waltestimony
Cc: summersm@hawaii.edu
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mary C. Summers	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:23 AM
To: waltestimony
Cc: jsenhydra@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Joy Silver	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:24 AM
To: waltestimony
Cc: peterpanspal45@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Wendy Beckett	Individual	Support	No

Comments: It is imperative that the PLDC (Act 55) be repealed. The legal rape of Hawaii's land must stop now. Mahalo1

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:34 PM
To: waltestimony
Cc: marysnakamura@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Nakamura	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:24 AM
To: waltestimony
Cc: Natewolford4@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Nate Wolford	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:24 AM
To: waltestimony
Cc: silverpenny10@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
penny silva	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:25 AM
To: waltestimony
Cc: 09jjju@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Julian Jiman	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:25 AM
To: waltestimony
Cc: samanthacresanto@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
sam cresanto	Individual	Support	No

Comments:

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:26 AM
To: waltestimony
Cc: ylva.nyberg@viafp.org
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
ylva nyberg	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:26 AM
To: waltestimony
Cc: ti_health@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Tia Connors	Individual	Support	No

Comments: repeal PLDC

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:27 AM
To: waltestimony
Cc: phoebeeng@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Phoebe Eng	Individual	Support	No

Comments: I strongly support the REPEAL of the PLDC law, and support the passage of this bill. ### State lands are part of the public trust. Privatization or even partial privatization of those lands has dire consequences regarding public accountability, public disclosure, legal jurisdiction, government responsibilities for toxic cleanups, water rights for the Hawaiian people, the rights of native Hawaiians, legal defenses, and many other specific areas of law that may escape the attention of the voting public. ### The PLDC would allow for "front end" project development profiteering by private sector companies with no required private sector responsibility for longterm, perpetual maintenance of projects. ### I urge you to protect state lands in perpetuity, and honor the government's promises made in exchange for Hawaii's statehood. Support this bill and repeal the PLDC. ### Keep the lands in Hawaiian hands where the voting public can watchdog for future generations. Let's find more creative solutions to dealing with the state's fiscal woes without sacrificing the legacy we must leave to future generations.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:27 AM
To: waltestimony
Cc: Patriciablaire@msn.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Patricia Blair	Individual	Support	No

Comments: Repeal PLDC

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:30 AM
To: waltestimony
Cc: miike@mikeswerdlow.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
michael swerdlow	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:32 AM
To: waltestimony
Cc: ileanahaunani@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Ileana H Ruelas	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:38 AM
To: waltestimony
Cc: mealaaloha@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Daniel Bishop	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:40 AM
To: waltestimony
Cc: susanlray@hawaiiintel.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Susan Bradford	Individual	Support	No

Comments: I totally support HB589. Repeal the PLDC. Protect Hawaii's future. A very bad idea needs to go! Tweeking can't fix the PLDC. Susan Bradford

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:40 AM
To: waltestimony
Cc: Jessidevera@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jessica Devera	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:42 AM
To: waltestimony
Cc: seanwconnelly@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Sean Connelly	Columbia University	Support	Yes

Comments: I support HB589 and the repeal of the PLDC.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:42 AM
To: waltestimony
Cc: slwsurfing@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
sharon willeford	Individual	Support	No

Comments: Big Island - DO NOT SELL away our sacred lands! REPEAL THE PLDC. EVICT Monsanto while you're at it! I am a teacher of 30 yrs! I know the TRUTH from LIES!

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:47 AM
To: waltestimony
Cc: lynhowe1946@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lyn Howe	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:50 AM
To: waltestimony
Cc: killertiller@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Brady Townsend	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:51 AM
To: waltestimony
Cc: Catherine@CatherineRobbins.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Catherine Robbins	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:53 AM
To: waltestimony
Cc: Brbray@aol.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Barbara Raymond	Individual	Support	No

Comments: I support the repeal of HB589 because, as a property owner in Puna, it does not support my interests or the best interests of residents of Hawaii.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:54 AM
To: waltestimony
Cc: makana@kevcom.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Matthew Swalinkavich	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:55 AM
To: waltestimony
Cc: howellsm@earthlink.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Michael Howells	Individual	Support	No

Comments: Repeal!

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:56 AM
To: waltestimony
Cc: sundownertoni@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Toni Withington	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:59 AM
To: waltestimony
Cc: fernnygirl@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Fern Holland	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 9:59 AM
To: waltestimony
Cc: apohi21@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
bill brown	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:02 AM
To: waltestimony
Cc: dbm@mhmaui.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
David Merchant	Individual	Support	No

Comments: Please repeal the PLDC. Hawaii has a long and sordid history of backroom deals leading to the development of public lands for private gain. The PLDC opens the door for more of this practice. It should be repealed -- development of public lands should occur only in the full light of day and subject to a full review process.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:09 AM
To: waltestimony
Cc: allison@agapechildren.org
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
allison stewart	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:09 AM
To: waltestimony
Cc: johnrobc@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
John connors	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:10 AM
To: waltestimony
Cc: michaelhawthorne1@me.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
michael hawthorne	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:10 AM
To: waltestimony
Cc: Realeyesohana@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Tarah Bartlett	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:11 AM
To: waltestimony
Cc: sdecdest@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Peter Altomare	Individual	Support	No

Comments: The whole PLDC should be repealed. That this version of the PLDC was passed was a travesty of the legislative process.

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:11 AM
To: waltestimony
Cc: africraigs@googlemail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
craig simpson	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:12 AM
To: waltestimony
Cc: brilana@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Brilana Silva	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:13 AM
To: waltestimony
Cc: kauaijo@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
jo king	Individual	Support	Yes

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:13 AM
To: waltestimony
Cc: lisacates@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lisa Cates	Individual	Support	No

Comments: Aloha, I am submitting testimony in strong support of HB 589. The PLDC should be repealed. It was created without being properly vetted by the public and has generated a lot of mistrust by the people of Hawaii towards our government and those legislators that have pushed the PLDC through. Please do what is right for the State of Hawaii and repeal the PLDC. The creation of any such entity should include public input from the beginning, through till the end. Mahalo, Lisa Cates Kailua HI

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:16 AM
To: waltestimony
Cc: nalani.mcdougall@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Brandy Nalani McDougall	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:20 AM
To: waltestimony
Cc: luckyilivemaili@me.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Justin Hill	Individual	Support	No

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:22 AM
To: waltestimony
Cc: steph7mermaid@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

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

Comments:

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lowen2-Anosh

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:22 AM
To: waltestimony
Cc: gentlewave@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
David Dinner	Individual	Support	No

Comments:

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lowen2-Anosh

From: Lucienne de Naie [laluz@maui.net]
Sent: Friday, February 08, 2013 10:25 AM
To: waltestimony; EDNtestimony; FINTestimony
Subject: I support HB 1133 and HB 589

Please listen to the voices of neighbor islands residents who want to see public lands protected and managed properly. Act 55 is so flawed that the best course is to scrap it and start over.

Mahalo for your consideration

Lucienne de Naie
PO Box 610, Haiku, HI 96708

resident of Huelo, East Maui, Hawaii

lowen2-Anosh

From: steve scott [grumpyscosmos@gmail.com]
Sent: Friday, February 08, 2013 10:25 AM
To: waltestimony
Subject: PLDC

As a Resident of Hawaii ... I'm supporting HB 1133 and HB 589 as the two bills that would repeal the PLDC.

I'm also opposing HB 942, HB 219, HB 593, and HB 1134 because they don't repeal the PLDC.

Please consider what is best for the state and the people who live here..

Sincerely

Steve Scott
Big Island, Hawaii

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:58 AM
To: waltestimony
Cc: 8alana8@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Alana Bryant	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:20 PM
To: waltestimony
Cc: kuulei_elua@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Ann K. Snyder	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:33 AM
To: waltestimony
Cc: kekahabarb@msn.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Barbara Childers	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:11 PM
To: waltestimony
Cc: launahale@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Benton Pang	Individual	Support	No

Comments: I support repealing the PLDC.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:16 AM
To: waltestimony
Cc: gr8bluhron@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Billie Dawson	Individual	Support	No

Comments: Repeal chapter 171C, HRS, relating to PLDC. Repeal requirement that HCDA assist the PLDC in certain specified areas.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:02 PM
To: waltestimony
Cc: christen.marquez@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Christen Hepuakoa Marquez	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:18 AM
To: waltestimony
Cc: tina.aiu@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Christina Aiu	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:21 AM
To: waltestimony
Cc: claudiarice25@live.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
claudia rice	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:07 PM
To: waltestimony
Cc: colleenkelly@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Colleen Kelly	Individual	Support	Yes

Comments: Yes, this is extremely important. This HB needs to be passed!!!

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:12 AM
To: waltestimony
Cc: proofitworks@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Cora Piliwale	Individual	Support	No

Comments: I support HB589. We should repeal the PLDC!! Cora Piliwale Waianae, HI

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lowen1-Kyli

From: Cory (Martha) Harden [mh@interpac.net]
Sent: Friday, February 08, 2013 10:55 AM
To: waltestimony; EDNtestimony; FINTestimony
Subject: I support HB 1133 and HB 589

Dear Legislators,

I support HB 113 and HB 589 to REPEAL the Public Land Development Corporation.

I oppose HB 942, HB 219, HB 593, and HB 1134 because we don't need minor fixes, we need REPEAL.

Don't sell out our 'aina to the highest bidder!

Mahalo,

Cory Harden
PO Box 10265
Hilo, Hawai'i 96721
mh@interpac.net
808-968-8965

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:58 PM
To: waltestimony
Cc: fattahday@msn.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Dale Day	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:04 PM
To: waltestimony
Cc: davidlhenkin@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
David Henkin	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:13 PM
To: waltestimony
Cc: dawnshin@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Dawn Shin	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:39 PM
To: waltestimony
Cc: Debi808@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Deborah Deller	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:03 AM
To: waltestimony
Cc: debancha@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Debra Green	Individual	Comments Only	No

Comments: We strongly support HB589. Please repeal the PLDC. It is an abomination.

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lowen1-Kyli

From: Diane Ware [volcanogetaway@yahoo.com]
Sent: Friday, February 08, 2013 2:28 PM
To: waltestimony; EDNtestimony; FINTestimony
Subject: In support of HB1133 and HB 589

Aloha all State Reps:

I would like to see the PLDC Act 55 repealed. I am grateful for those who have sponsored HB 1133 and HB 589 and those who have decided to listen a vast number of constituents and now agree to repeal this grievous act that presumes our natural resources exist to create a profit, rather than treasuring for future generations. Most folks believe enough is enough already -- let's focus on enhancing and protecting what we've got, rather than figuring out ways to convert beaches and parks into more development.

Other grievous consequences of the Act are:

- The PLDC is exempt from all land use laws, including most laws that protect agriculture and conservation lands. Accordingly, the PLDC can develop important agricultural lands set aside for farming or our precious watersheds. This isn't smart planning, and could be quite harmful to Hawaii's longterm future.
- The PLDC is exempt from some of our important accountability laws, such as the procurement code. Oversight laws were created to prevent shenanigans. We should be cautious about giving control of millions of acres of land without these regulations.

Fixing the PLDC isn't adequate. We need to start with a clean slate and then have a real discussion about the best ways to protect our communities. I therefore do not support HB 942, HB 219, and HB 593

Sincerely,

Diane Ware
POB 698
Volcano HI
808-967-8642

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:04 PM
To: waltestimony
Cc: ned.dana@rare-dear.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Edmund Dana	Individual	Support	No

Comments:

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lowen1-Kyli

From: Elaine Albertson [elaine@kauaimail.net]
Sent: Friday, February 08, 2013 10:51 AM
To: waltestimony; EDNtestimony; FINTestimony
Subject: I support HB 1133 and HB 589

Aloha,

I am a retired behavioral scientist living on West Kaua'i. I adamantly support dissolving the PLDC, with no amendments, adjustments, or other "tweaks" designed to perhaps transfer its function to some other entity.

PLDC is antithetical to even reasonable stewardship of natural resources, and is clearly designed only to promote profit for a select few, without any oversight or legal guidance.

Anyone in the Legislature who votes otherwise will not get my vote, or support.

Mahalo,
W. Elaine Albertson
Kekaha, HI

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:16 PM
To: waltestimony
Cc: glenn@hawaiiantel.net
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
"Glenn"	Individual	Oppose	No

Comments: Repeal Act 55 it's entirety, forget HCDA..

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:08 PM
To: waltestimony
Cc: hanaloa@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Hanaloa Helela	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:39 PM
To: waltestimony
Cc: mcpherson.kimo@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
James K. McPherson	Individual	Support	No

Comments: I support HB 589

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:13 AM
To: waltestimony
Cc: jknatasha@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Janice Hill	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:39 AM
To: waltestimony
Cc: mendezj@hawaii.edu
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Javier Mendez-Alvarez	Individual	Support	Yes

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:36 AM
To: waltestimony
Cc: jculliney@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
John L. Culliney	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:56 AM
To: waltestimony
Cc: baritonejon@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Jonathan Reese	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:40 AM
To: waltestimony
Cc: j.lilinoe@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Josephine Keliipio	Individual	Support	No

Comments: I support HB 589, please pass it ASAP.

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lowen1-Kyli

From: ohno2-Jun on behalf of EDNtestimony
Sent: Friday, February 08, 2013 11:20 AM
To: waltestimony
Subject: FW: Testimony

From: Jw Nalda [\[mailto:naldajw@gmail.com\]](mailto:naldajw@gmail.com)
Sent: Friday, February 08, 2013 10:47 AM
To: EDNtestimony
Subject: Testimony

I'm supporting [HB 1133](#) and [HB 589](#) as the two bills that would repeal the PLDC. I'm also opposing [HB 942](#), [HB 219](#), [HB 593](#), and [HB 1134](#) because they don't repeal the PLDC.

Judy Nalda

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:29 AM
To: waltestimony
Cc: Katrinaa@Hawaii.edu
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kapa Oliveira	Individual	Support	No

Comments: Please repeal the PLDC!

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:38 AM
To: waltestimony
Cc: kasha.ho@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Kasha Ho	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:55 AM
To: waltestimony
Cc: laingk@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Katharine Laing	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:27 PM
To: waltestimony
Cc: lumcats@msn.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lani Lum	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:01 AM
To: waltestimony
Cc: liamg@hawaii.rr.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Liam Gray	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:52 PM
To: waltestimony
Cc: Timandliana@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Liana Brunnert	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:06 PM
To: waltestimony
Cc: lisamarten@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Lisa Marten	Individual	Comments Only	No

Comments: I support this bill to repeal the PLDC. I feel developers will take advantage of the PLDC to circumvent important protections and zoning requirements.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:05 PM
To: waltestimony
Cc: Kolea91@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Marcia Harter	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:10 PM
To: waltestimony
Cc: stibbardm003@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Margaret Primacio	Individual	Support	No

Comments: Repeal PLDC and engage the public as to how revenues could be generated. The mission of DLNR to preserve and protect public lands makes better sense for another department to oversee revenue sources but only after transparency with the public. Mahalo, Margaret Primacio Kahuku. Oahu

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:35 PM
To: waltestimony
Cc: mmaitino@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Maria Maitino	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:39 AM
To: waltestimony
Cc: mauimartha@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Martha E Martin	Individual	Support	No

Comments: Please repeal the PLDC now.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:24 AM
To: waltestimony
Cc: mkelley323@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Lu Kelley	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:34 PM
To: waltestimony
Cc: marysnakamura@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Nakamura	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:36 AM
To: waltestimony
Cc: molokaimatt@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Matt Yamashita	Individual	Support	No

Comments: Please REPEAL the PLDC.

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From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:02 PM
To: waltestimony
Cc: bondma@cs.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Michael Bond	Individual	Support	No

Comments: Please kill the PLDC. It's not democracy, it's not Hawaii it's not America.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:59 AM
To: waltestimony
Cc: alohamichaeldaly@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Michael Daly	Individual	Support	No

Comments: I am in SUPPORT OF HB589 to repeal the Public Lands Development Corporation PLDC entirely. This program partnership is a violation of law and democratic principles. Private for-profit corporations are wholly exploitive without a longterm vision of survival and sustainability. For a government entity to handover the public domain, property and control in any way to special interest groups or their associations is to open ones house to a group of known liars, thieves, murders and rapists. Remember private banks and military contractors invest heavily and profit from illegal and unnecessary fighting and acts of war. The people can not tolerate any further lopsided situation whereby limited resources are exploited for the narrow benefit of private corporations and their shareholders. Corporations must pay proper taxes (much higher taxes than now and more aligned with our farther's generation and prior to that) in order for the balance of power to remain with the public government. I empower lawful government. The PLDC as with almost every partnership between corporations and government entities simply represents a failure of the people's organization (government) to hold fast our property, our responsibility of care and management and the means by which to do so. Taking care of the land is expensive but our best investment. FURTHER make long-time compulsive corporate eco-criminal pay - DO NOT sleep further in there bed and encourage corporations to further hold physical and intellectual property such as government's electoral process ransom. In these times when corporate induced consumerism and fossil fuel / war economy has ravaged every quarter of the biosphere and land, we need to identify the guilty and make them repair the damage - NOT IN A PARTNERSHIP THAT LEADS TO FURTHER DAMAGE AND A TOTALITY OF CONTROL - BUT UNDER HAWAIIAN LAW. RESTORE THE 'AINA / RESTORE THE HAWAIIAN KINGDOM. Michael Daly

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lowen1-Kyli

From: Michael de Ycaza [mdeycaza@yahoo.com]
Sent: Friday, February 08, 2013 1:29 PM
To: FINTestimony; EDNtestimony; waltestimony
Subject: support HB1133 andHB589 / oppose HB942,HB219,HB593<HB1134

Dear Sirs/Madams, Please vote to repeal the PLDC by supporting HB1133 and HB589. Because they only partially repeal this law please oppose HB942,219,593 and1134. We should not monetize our quality of life. There should be no exemptions from planning laws and procurement codes. Sincerely, Mike deYcaza Hearing set for 9AM Sat. 2/9/13

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:35 PM
To: waltestimony
Cc: foodsovereignty@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Mitsuko Hayakawa	Individual	Support	No

Comments: I support the repeal of PLDC. Act 55 seems to demonstrate a lack of transparency and support corporate interests. If public lands are to be sold or leased off, the public should have a say as to how the transaction should take place. Where is the respect for our people and our land?

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:33 PM
To: waltestimony
Cc: nanifaykp@yahoo.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
NaniFay Paglinawan	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:50 AM
To: waltestimony
Cc: natebra@hotmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Nathan Roehrig	Individual	Support	No

Comments: I supprt HB589

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lowen1-Kyli

From: Neil Frazer [nfauklet@gmail.com]
Sent: Friday, February 08, 2013 12:30 PM
To: waltestimony; EDNtestimony; FINTestimony
Subject: I support HB 1133 and HB 589

Aloha Representatives,

I support HB 1133 and HB 589 because I think Act 55, which created the PLDC, should be repealed.

I oppose HB 942, HB 219, HB 593, and HB 1134 because they do not repeal Act 55.

Mahalo for your service to the people of Hawaii.

Sincerely,
Neil Frazer

112 Haokea Drive
Kailua, HI 96734
808-261-6423

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:41 PM
To: waltestimony
Cc: LoveYouniverse@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Olivia Banning	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:27 AM
To: waltestimony
Cc: nakahiliprdctns@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Palani Vaughan, Jr.	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:50 PM
To: waltestimony
Cc: pamelapcm@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Pamela Williams	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:20 PM
To: waltestimony
Cc: paulakomarajr@yahoo.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Paul A Komara Jr	Individual	Support	No

Comments: I support the abolishment of the Public Land Development Corporation. It is evil and it is against the public interest.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:12 PM
To: waltestimony
Cc: auntiepualani@gmail.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Pualani Ramos	Individual	Support	Yes

Comments: I support the passage of HB 589 especially as it pertains to the repeal of the Public Lands Development Corporation.

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:10 PM
To: waltestimony
Cc: frwvolcano@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Rick Warshauer	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 11:55 AM
To: waltestimony
Cc: RWSURF@aol.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Rick Wilson	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:34 PM
To: waltestimony
Cc: ronsan2224@aol.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

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

Comments: Honorable representatives, Please listen to the voice of the vast majority of voters who want a repeal of the PLDC. Mahalo! I served for 29 years as a missionary of the United Church of Christ, having served in Asia for 20 years.

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lowen1-Kyli

From: steve scott [grumpyscosmos@gmail.com]
Sent: Friday, February 08, 2013 10:25 AM
To: waltestimony
Subject: PLDC

As a Resident of Hawaii ... I'm supporting HB 1133 and HB 589 as the two bills that would repeal the PLDC.

I'm also opposing HB 942, HB 219, HB 593, and HB 1134 because they don't repeal the PLDC.

Please consider what is best for the state and the people who live here..

Sincerely

Steve Scott
Big Island, Hawaii

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 12:30 PM
To: waltestimony
Cc: targoud@hawaii.rr.com
Subject: Submitted testimony for HB589 on Feb 9, 2013 09:00AM

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Therese Argoud	Individual	Support	No

Comments: I strongly support HB 589 that repeals the PLDC!

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 10:27 AM
To: waltestimony
Cc: tvandevener76@hotmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Timothy Vandevener	Individual	Support	No

Comments:

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lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 2:23 PM
To: waltestimony
Cc: Uistokes@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Uilani Stokes	Individual	Support	No

Comments:

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lowen1-Kyli

From: William Georgi [santa.william.georgi@gmail.com]
Sent: Friday, February 08, 2013 11:29 AM
To: waltestimony; +EDNtestimony@capitol.hawaii.gov; +FINtestimony@capitol.hawaii.gov
Subject: I support HB 1133 and HB 589

I strongly support HB 1133 and HB 589. In my professional opinion, the PLDC is an ill-conceived plan that can only lead to vastly increased fraud, abuse, and corruption in our state government.

Cordially,

William Frank Georgi, MBA, CISA
PO Box 51040
Eleele, HI 96705

lowen1-Kyli

From: mailinglist@capitol.hawaii.gov
Sent: Friday, February 08, 2013 1:55 PM
To: waltestimony
Cc: Zklaja@gmail.com
Subject: *Submitted testimony for HB589 on Feb 9, 2013 09:00AM*

HB589

Submitted on: 2/8/2013

Testimony for WAL/FIN on Feb 9, 2013 09:00AM in Conference Room Auditorium

Submitted By	Organization	Testifier Position	Present at Hearing
Zachary klaja	Individual	Support	No

Comments:

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