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LATE TESTIMONY

**Testimony to the Senate Committee on Housing
Senate Committee on Economic Development, Environment, & Technology
Thursday, February 11, 2016
2:55 PM.
State Capitol - Conference Room 225**

RE: SB 3076 & 3077: Relating to Statewide Community Planning.

Dear Chairs Harimoto & Wakai, Vice-Chairs Galuteria & Slom, and members of the Committees:

My name is Gladys Marrone, Chief Executive Officer 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, and affiliated with the National Association of Home Builders.

BIA-HAWAII is in supports the intent of both S.B. 3076 and S.B. 3077 which proposes to:

- S.B. No. 3076-- Designate the office of planning as the lead agency to coordinate and advance transit-oriented development planning in the State. Requires that the office of planning approve all state agencies' and executive branch agencies' development plans for parcels along the rail transit corridor, including any properties that the State may obtain in the future.
- S.B. No. 3077--Establishes a transit-oriented development advisory group to develop, in collaboration with the office of planning, a unified action plan for the implementation of transit-oriented development on a state level.

This bill is similar to other bills which proposes to the establishment of the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide.

We believe that there is a need for government leadership in the redevelopment areas near the transit stations. There is a pressing need to address infrastructure capacity building along the entire transit corridor if we are to realize any of the increased density at the transit stations.

However, we strongly believe that the appropriate entity to oversee the planning and redevelopment efforts would be an entity attached to the HCDA. HCDA currently has all of the statutory authority to redevelop urban areas, as has been done in Kakaako. Creating an entity within the existing structure of HCDA with the specific role of planning and redeveloping the lands near the transit stations would be a more efficient and effect approach than what is being proposed in the bill.

There needs to be a connection between the "Planning" for Transit Oriented Development (TOD) and "Implementation" of exactly how the redevelopment will occur. Right now, there is too much "Planning" and not enough recognition on how the plans will be implemented.

The statutory authority provided to HCDA recognized the need to plan and implement any redevelopment efforts.

Honorable Dee Morikawa, Chair
House Committee on Human Services
February 2, 2016
Testimony on BIA-Hawaii
H.B. 1693, Relating to Housing

Perhaps, the legislature should consider creating another board within the structure of HCDA to oversee planning and redevelopment along the entire transit corridor. As one of the largest landowners in the Hawaii, the State has an interest to insure that the investments in infrastructure are done in a prudent manner that will insure the State owned lands are used in a manner that benefits the public.

We support the intent of both SB 3076 and SB 3077; however, we strongly suggest that the legislature consider consolidating the "planning and implementation" of the redevelopment efforts along the transit corridor within the statutory authority provided to HCDA.