

**SB 3077**

**TESTIMONY**

DAVID Y. IGE  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
Honolulu, Hawaii 96817

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

Statement of  
**Hakim Ouansafi**  
Hawaii Public Housing Authority  
Before the

**SENATE COMMITTEE ON TRANSPORTATION AND ENERGY  
AND  
SENATE COMMITTEE ON WAYS AND MEANS**

March 2, 2016 10:00 A.M.  
Room 211, Hawaii State Capitol

In consideration of  
**SB 3077**  
**RELATING TO STATEWIDE COMMUNITY PLANNING.**

Honorable Chair Inouye and Chair Tokuda and Members of the Senate Committees on Transportation and Energy, and Ways and Means, thank you for the opportunity to provide testimony in support of the intent of Senate Bill (SB) 3077, relating to statewide community planning, to establish a transit-oriented development (TOD) 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.

The Governor and his Administration have been working diligently and created a housing strategy that encompasses TOD development. The governor is committed to "Build homes that people can afford, including rentals, to address the needs of those entering the work force; Renovate the state's public housing facilities; and On O'ahu, identify state lands near transit stations for housing, employment centers, daycare, senior centers, and community facilities." The Hawaii Public Housing Authority (HPHA) is currently negotiating a public-private partnership to redevelop Mayor Wright Homes, which is located within a quarter mile of the proposed Iwilei Honolulu Rail station. This redevelopment project will include public housing units as well as affordable and market rate units and commercial uses. The HPHA is endeavoring to redevelop several of its other properties within the TOD zones of the Honolulu Rail line, envisioning the creation of vibrant, walkable, accessible and diverse communities, and a substantial increase in the number of housing units for each project. As a member of the State TOD Task Force that was initiated in late 2014 and led by Senator Suzanne Oakland, we welcome the opportunity to continue to coordinate with other State stakeholders through a

formal TOD advisory group to ensure that all resources are efficiently and effectively used for TOD for the benefit of the community, HPHA tenants and taxpayers.

The HPHA appreciates the opportunity to provide the Senate Committees on Transportation and Energy, and Ways and Means with the HPHA's testimony regarding SB 3077.

DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
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Honolulu, Hawaii 96813  
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IN REPLY REFER TO:

Statement of  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

**SENATE COMMITTEE ON TRANSPORTATION AND ENERGY**

**SENATE COMMITTEE ON WAYS AND MEANS**

March 2, 2016 at 10:00 a.m.  
State Capitol, Room 211

In consideration of  
**S.B. 3077**  
**RELATING TO STATEWIDE COMMUNITY PLANNING.**

The HHFDC **supports the intent** of S.B. 3077, but prefers the Administration's bill, S.B. 2831/H.B. 2302, H.D. 1.

HHFDC concurs with the need for an entity like the transit-oriented development advisory group proposed in S.B. 3077. HHFDC would be willing to continue to participate with the proposed advisory group.

Thank you for the opportunity to provide written comments on this bill.



**OFFICE OF PLANNING  
STATE OF HAWAII**

**DAVID Y. IGE**  
GOVERNOR

**LEO R. ASUNCION**  
DIRECTOR  
OFFICE OF PLANNING

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Statement of  
**LEO R. ASUNCION**  
Director, Office of Planning  
before the  
**SENATE COMMITTEE ON TRANSPORTATION AND ENERGY  
AND  
SENATE COMMITTEE ON WAYS AND MEANS**

Wednesday, March 2, 2016  
10:00 AM  
State Capitol, Conference Room 211

in consideration of  
**SB 3077**  
**RELATING TO STATEWIDE COMMUNITY PLAN.**

Chairs Inouye and Tokuda, Vice Chairs Gabbard and Dela Cruz, and Members of the Senate Committees on Transportation and Energy, and Ways and Means.

The Office of Planning (OP) supports the intent of SB 3077 which establishes a Transit-Oriented Development (TOD) advisory group to develop a unified action plan for the implementation of TOD on a State level.

In 2012, OP and Smart Growth America convened a Project Stakeholders Group to develop a TOD implementation strategy for State agencies, recommending that TOD be identified as a priority for implementing smart growth in the State. Governor Ige has since established TOD as a priority of his Administration. In his 2015 State of the State address, Governor Ige stated that rail can help build future communities on Oahu by sensibly directing growth, protecting open space and agriculture, stimulating business, reinvigorating older neighborhoods, and building affordable homes.

While the intent of SB 3077 is in accordance with the goals of the State regarding TOD and smart growth principles, OP prefers the Administration's Bill, SB 2831 (HB 2302), establishing the Hawaii Interagency Council for TOD as the vehicle to provide a coordinated, intergovernmental, and interagency approach to TOD development planning Statewide.

Thank you for the opportunity to testify on this measure.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

March 2, 2016

The Honorable Lorraine R. Inouye, Chair  
and Members of the Committee on  
Transportation and Energy  
The Honorable Jill N. Tokuda, Chair  
and Members of the Committee on  
Ways and Means  
Hawaii State Senate  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chairs Inouye and Tokuda, and Committee Members:

Subject: Senate Bill No. 3077  
Relating to Statewide Community Planning

The Department of Planning and Permitting (DPP) **supports the intent** of Senate Bill No. 3077, which would establish a transit-oriented development (TOD) advisory group to develop, in collaboration with the Office of Planning, a unified action plan for the implementation of TOD on a State level. We believe coordination of State agency efforts in TOD and smart growth planning is a critical need, and will strongly support this Bill if the advisory group's jurisdiction is targeted more clearly to State efforts, State policies, and State lands and funding.

Under the City's TOD initiative, the DPP has long believed that State participation is essential to developing mixed-use, mixed-income projects in the TOD areas because of the amount of State lands in close proximity to the rail stations. The State is able to provide land and funding to develop more affordable and workforce housing, provide required infrastructure to support development of State-owned parcels, and contribute to increasing the regional capacity of major infrastructure systems to accelerate development. It is also critical to designate an agency or working group to coordinate TOD and smart growth planning efforts of the many different agencies that own State lands or have a role in development and finance. We applaud your intent with this Bill to help achieve those goals.

However, since land-use planning and infrastructure development are primarily a county function (except for major State transportation facilities), we believe that TOD

The Honorable Lorraine R. Inouye, Chair  
and Members of the Committee on  
Transportation and Energy  
The Honorable Jill N. Tokuda, Chair  
and Members of the Committee on  
Ways and Means  
Hawaii State Senate  
Re: Senate Bill No. 3077  
March, 2, 2016  
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planning, policies and infrastructure development should continue to be led by the county – with supportive policies and investments from the State. As a landowner, the State should clearly take the lead in planning and infrastructure for development on State-owned lands.

Through our work with the Mayor's TOD Subcabinet for the last three years, we know how important it is to have strong interdepartmental coordination. We have been working with the Office of Planning and other agencies in the TOD task force convened by State legislators; this new advisory group would formalize those efforts. We have offered a standing invitation for State agencies to meet with the TOD Subcabinet to coordinate TOD planning, infrastructure investments and other priorities. The Office of Planning has met with the TOD Subcabinet, and recently presented on State TOD efforts to an interdepartmental city staff TOD training workshop.

We offer the following suggestion to clarify the intent of the Bill:

- Page 2, lines 6 to 9: "...the transit-oriented development advisory group shall collaborate with the office of planning to develop a unified action plan for the implementation of transit-oriented development ~~on a statewide level~~ on state lands."

We believe it is critical for the State to coordinate planning and prioritize its investments in TOD infrastructure and projects on State lands. The City is eager to continue collaborating with the State on this effort. However, it should not usurp City land use planning functions. Please revise Senate Bill No. 3077 to clarify that the intent is for the Office of Planning to coordinate State efforts focused on development of State lands. With this amendment, we can unequivocally support this Bill.

Thank you for the opportunity to testify.

Very truly yours,



George I. Atta, FAICP  
Director





**Testimony to the Senate Committee on Transportation & Energy and  
Committee on Ways & Means  
Wednesday, March 2, 2016 at 10:00 A.M.  
Conference Room 211, State Capitol**

**RE: SENATE BILL 3077 RELATING TO STATEWIDE COMMUNITY PLANNING**

Chairs Inouye and Tokuda, Vice Chairs Gabbard and Dela Cruz, and Members of the Committees:

The Chamber of Commerce Hawaii ("The Chamber") **supports the intent of SB 3077**, which 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.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 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 members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

We understand that all future growth within Oahu's urban core will be focused along the transit corridor, especially at the transit stations. We believe that there is a need for government leadership in the redevelopment areas near the transit stations. There has been and continues to be an overall lack of coordination between the land use planning/zoning and the need to increase infrastructure capacity along the entire transit corridor. The effort should be done through a "redevelopment authority," if we are to realize any of the increased density at the transit stations.

This redevelopment authority needs to have both the responsibility for planning for the redevelopment of the areas around the transit stations including the authority to build the infrastructure required to support the planned density at each of the stations.

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.

Essentially, the transit redevelopment authority could be modeled after HCDA. HCDA currently has all of the statutory authority to redevelop urban areas, as has been done in Kakaako. The statutory authority provided to HCDA recognized the need to plan and implement any redevelopment efforts.



In order for the redevelopment effort to be a success, we believe that the legislature should create a transit redevelopment authority, with powers similar to 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 strongly support the intent of both SB 3077; however, we strongly suggest that the legislature consider consolidating the “planning and implementation” of the redevelopment efforts along the transit corridor within one entity.

Thank you for the opportunity to testify.

**Kaala Coleman**

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Monday, February 29, 2016 10:53 PM  
**To:** TRE Testimony  
**Cc:** darakawa@lurf.org  
**Subject:** Submitted testimony for SB3077 on Mar 2, 2016 10:00AM

**SB3077**

Submitted on: 2/29/2016

Testimony for TRE/WAM on Mar 2, 2016 10:00AM in Conference Room 211

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
David Z. Arakawa	Land Use Research Foundation of Hawaii	Support	No

Comments: The Land Use Research Foundation of Hawaii SUPPORTS SB 3077, Relating to Statewide Community Planning, which 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. LURF respectfully urges favorable consideration of SB 3077 by your Committees. Thank you for the opportunity to provide comments in support of this measure.

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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