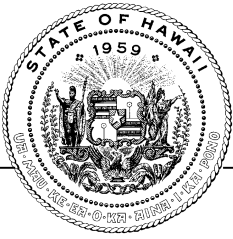


SB3077

Measure Title:	RELATING TO STATEWIDE COMMUNITY PLANNING.
Report Title:	Statewide Community Planning; Transit-oriented Development; Transit-oriented Development Advisory Group
Description:	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.
Companion:	
Package:	None
Current Referral:	HOU/EET, TRE/WAM
Introducer(s):	HARIMOTO, CHUN OAKLAND, ESPERO, GALUTERIA, GREEN, INOUYE, NISHIHARA, Ihara, Keith-Agaran, Kouchi, Shimabukuro, Taniguchi, L. Thielen, Wakai



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DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Statement of
LEO R. ASUNCION
Director, Office of Planning
before the
**SENATE COMMITTEE ON HOUSING
AND
SENATE COMMITTEE ON ECONOMIC DEVELOPMENT, ENVIRONMENT,
AND TECHNOLOGY**
Thursday, February 11, 2016
2:55 PM
State Capitol, Conference Room 225

in consideration of
SB 3077
RELATING TO STATEWIDE COMMUNITY PLAN.

Chairs Harimoto and Wakai, Vice Chairs Galuteria and Slom, and Members of the Senate Committees on Housing and Economic Development, Environment, and Technology.

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 SB 2831 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.

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
677 QUEEN STREET, SUITE 300
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 HOUSING

**SENATE COMMITTEE ON ECONOMIC DEVELOPMENT,
ENVIRONMENT, AND TECHNOLOGY**

February 11, 2016 at 2:55 p.m.
State Capitol, Room 225

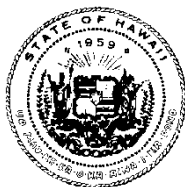
In consideration of
S.B. 3077
RELATING TO STATEWIDE COMMUNITY PLANNING.

The HHFDC *supports the intent* of S.B. 3077, but prefers the approach to the subject matter taken in an Administration bill, S.B. 2831, Relating to Transit-Oriented Development.

HHFDC concurs with the need for an entity like the transit-oriented development advisory group proposed in S.B. 3077, and would be willing to continue to participate in such a group. However, we prefer S.B. 2831 because it places greater emphasis on including affordable housing in the transit-oriented development plan.

Thank you for the opportunity to testify.

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 HOUSING
and
SENATE COMMITTEE ON ECONOMIC DEVELOPMENT, ENVIRONMENT, AND TECHNOLOGY

February 11, 2016 2:55 P.M.
Room 225, Hawaii State Capitol

In consideration of
SB 3077
RELATING TO STATEWIDE COMMUNITY PLANNING.

Honorable Chair Harimoto and Chair Wakai and Members of the Senate Committees on Housing and Economic Development, Environment, and Technology, thank you for the opportunity to provide testimony in **SUPPORT** of Senate Bill (SB) 3077 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 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 Housing and Economic Development, Environment, and Technology with the HPHA's testimony regarding SB 3077.



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

RE: SENATE BILL 3077 RELATING TO STATEWIDE COMMUNITY PLAN

Chairs Harimoto and Wakai, Vice Chairs Galuteria and Slom, 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.

This bill is similar to other bills which propose 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.

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 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.

Thank you for the opportunity to testify.