



LATE

SB3100

Measure Title:	RELATING TO URBAN RENEWAL.
Report Title:	Director of Finance; General Obligation Bonds; Counties; Urban Redevelopment Act; Agency; Local Agency; Local Redevelopment Agency; Definition; Membership
Description:	Authorizes the director of finance to issue GO bonds to the counties for infrastructure construction related to urban renewal projects. Allows each county to have more than one local redevelopment agency. Repeals the specific naming requirement for local redevelopment agencies. Requires all five members of the local redevelopment agency to reside within the boundaries of an area defined by the county via resolution. States that redevelopment projects carried out by the local redevelopment agency are public works.
Companion:	HB2678
Package:	None
Current Referral:	PSM/HOU, WAM
Introducer(s):	DELA CRUZ, GALUTERIA, INOUYE, English, Keith-Agaran, Kidani, Nishihara, Tokuda, Wakai



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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TESTIMONY OF HAWAII LECET

CLYDE T. HAYASHI - DIRECTOR

THE SENATE

THE TWENTY-EIGHTH LEGISLATURE

REGULAR SESSION OF 2016

COMMITTEE ON PUBLIC SAFETY, INTERGOVERNMENTAL, AND MILITARY AFFAIRS

Senator Clarence K. Nishihara, Chair

Senator Will Espero, Vice Chair

COMMITTEE ON HOUSING

Senator Breene Harimoto, Chair

Senator Brickwood Galuteria, Vice Chair

NOTICE OF HEARING

DATE: Tuesday, February 16, 2016

TIME: 3:05 p.m.

PLACE: Conference Room 225

State Capitol

415 South Beretania Street

A G E N D A

TESTIMONY ON SENATE BILL NO. 3100, RELATING TO URBAN RENEWAL

TO THE HONORABLE CLARENCE NISHIHARA, PUBLIC SAFETY, INTERGOVERNMENTAL, AND MILITARY AFFAIRS COMMITTEE CHAIR, SENATOR ESPERO, PUBLIC SAFETY, INTERGOVERNMENTAL, AND MILITARY AFFAIRS COMMITTEE VICE CHAIR, HONORABLE BREENE HARIMOTO, HOUSING COMMITTEE CHAIR, SENATOR GALUTARIA, HOUSING COMMITTEE VICE CHAIR AND MEMBERS OF THE COMMITTEES:

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

Mahalo for the opportunity to testify in **SUPPORT** of Senate Bill No. 3100.

Hawaii LECET supports the intent of SB3100 as this bill would allow for the redevelopment and reinvestment in towns and communities statewide by allowing counties to have redevelopment agencies specifically assigned to communities. These community agencies would have the ability to undertake projects such as affordable housing initiatives and in the future, the ability to work on transit oriented development around the Honolulu Rail stations.

Furthermore, SB3100 would require members of the community agencies to reside within the specified boundaries of the redevelopment project to ensure adequate community input. For these reason, Hawaii LECET supports SB3100.

From: mailinglist@capitol.hawaii.gov
To: [PSMTestimony](#)
Cc: gino@local368.org
Subject: *Submitted testimony for SB3100 on Feb 16, 2016 15:05PM*
Date: Tuesday, February 16, 2016 11:02:09 AM

SB3100

Submitted on: 2/16/2016

Testimony for PSM/HOU on Feb 16, 2016 15:05PM in Conference Room 225

Submitted By	Organization	Testifier Position	Present at Hearing
Gino Soquena	Hawaii Laborers Union Local 368	Support	Yes

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.

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Bernard P. Carvalho, Jr.
Mayor



Michael A. Dahilig
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**Testimony before the Senate Committee on Public Safety, Intergovernmental and Military
Affairs and Committee on Housing
SB3100 Relating to Urban Renewal**

February 16, 2016 at 3:05 pm Conference Room 225

By Michael A. Dahilig
Director of Planning, County of Kaua'i

Chair Nishihara, Chair Harimoto and Honorable Members of the Committees:

On behalf of the County of Kaua'i Planning Department, I offer testimony in **SUPPORT** of this measure as it provides a tool the Counties sorely need as they move forward toward addressing the critical issue of workforce housing in the context of promoting urban renewal.

Although Kaua'i County has not created a redevelopment agency pursuant to this authorization, using this statute is now being explored by our department given the recent policy changes in its land use, namely the adoption of "Form-based Codes" tailored for a specific community. The County has clearly refocused its housing development strategies toward infill and urban renewal in contrast to traditional green field development, and this tool will be helpful in plan implementation.

Further, County's recent grant win in the U.S. Department of Transportation's Transportation Investment Generating Economic Revitalization ("TIGER") underscores the need for retrofits in urban infrastructure like our transportation networks to kick start economic and land use redevelopment adjacent to these roads. The County's hope is the Rice Street area of Līhu'e will emerge as a revitalized area as a consequence of this federal investment paired with the new codes adopted by the Council.

Having the ability to have a redevelopment agency for each specific community tasked with overseeing and directing the redevelopment energies and monies to an area will help empower local communities with determining their own destiny. Further, the opportunity to have access to general obligation fund monies from the state will also help with the implementation of these visions.

We respectfully request the committees **APPROVE** the measure as is, and forward to the next Committee for consideration. Mahalo for your consideration.

An Equal Opportunity Employer

Pacific Resource Partnership

State of Hawaii
Senate Committee on Public Safety
Senator Clarence Nishihara, Chair
Senate Committee on Housing
Senator Breene Harimoto, Chair
SB 3100 – Urban Renewal
Tuesday, February 16, 2016
3:00 P.M.
State Capitol – Conference Room 225

Aloha Chair Nishihara, Chair Harimoto, and members of the Committee:

We support SB 3100 which allows a county to create individual redevelopment agencies for each eligible area that will provide the community the ability to determine and decide their redevelopment future.

The Urban Renewal Law, HRS 53, allows a county to establish a “local redevelopment agency” in which a redevelopment project is situated. This current law only allows for the establishment of one redevelopment area per county in a “blighted area,” which is defined as an area (including slum area), whether it is improved or unimproved, in which conditions such as: the dilapidation, deterioration, age, or obsolescence of the building or improvements thereon. The proposed amendments will allow a county to create individual redevelopment areas for each eligible area.

This proposed measure also stipulates that redevelopment projects carried out by a local redevelopment agency shall be covered under HRS 104. We are in strong support of this provision in SB 3100 as coverage under HRS 104 will ensure that the redevelopment of “blighted areas” does not contribute to the problem of payroll fraud and worker misclassification. It is our experience that “blighted areas” in Hawaii tend to attract unscrupulous contractors who degrade wages for Hawaii’s local construction industry by cutting corners with safety and paying low wages to protect profit margins.

For the reasons mentioned above, we respectfully ask for your support on SB 3100.

About PRP

Pacific Resource Partnership (PRP) is a not-for-profit organization that represents the Hawaii Regional Council of Carpenters, the largest construction union in the state, and more than 240 of Hawaii’s top contractors. Through this unique partnership, PRP has become an influential voice for responsible construction and an advocate for creating a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs and enhances the quality of life for all residents.

