

# OFFICE OF PLANNING STATE OF HAWAII

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LEO R. ASUNCION  
DIRECTOR  
OFFICE OF PLANNING

Statement of  
**LEO R. ASUNCION**  
Director, Office of Planning  
before the  
**SENATE COMMITTEE ON WAYS AND MEANS**  
Friday, February 24, 2017  
9:30 AM  
State Capitol, Conference Room 211

in consideration of  
**SB 1148, SD 1**  
**RELATING TO COMMUNITY DEVELOPMENT**

Chair Tokuda, Vice Chair Dela Cruz, and Members of the Senate Committee on Ways and Means.

The Office of Planning (OP) supports Senate Bill 1148, SD 1, which appropriates moneys for the Executive Director of the Hawaii Community Development Authority (HCDA) to conduct a feasibility study regarding: 1) the HCDA assuming the role of planning, developing, and redeveloping all state-owned lands within one mile of the Honolulu rail transit system, and 2) creating a new community development district along the Honolulu rail corridor.

OP appreciates that Senate Bill 1148, SD 1 acknowledges the role of the Hawaii Interagency Council for Transit-Oriented Development (TOD Council) as the coordinating agency for TOD planning established under Hawaii Revised Statutes (HRS) § 226-64, including 1) developing and implementing a state strategic plan for TOD, including mixed-use and affordable rental housing units, 2) facilitating funding for TOD programs and projects, 3) monitoring TOD implementation and recommending needed policy and statutory changes, and 4) reviewing capital improvement project requests for TOD on State land.

OP finds that a feasibility study is warranted to determine the best means to pursue the development of State properties along the rail line. OP offers the following two comments on SB 1148, SD1:

- Some of the proposed duties of the HCDA, including the planning of a community development district, would overlap with the duties of the TOD Council. OP suggests the roles and responsibilities examined in the feasibility study as described on page 2, lines 1-7, focus on TOD implementation—namely development, redevelopment, permitting, acquisition and the provision of infrastructure systems.

- OP believes that a one-mile radius is quite extensive, and suggests that the radius be limited to one-half mile, so that residents living in the community development district benefit from a walkable radius to transit. Research indicates that a one-half mile radius is the distance residents are willing to walk to transit, and the transit catchment area for the community development districts should reflect this specific metric. More appropriately consistent with Hawaii Revised Statutes (HRS) § 226-64, the measure should be revised to apply to “lands within county-designated TOD areas, or within a one-half mile radius of public transit stations, if a county has not designated TOD zones.”

Thank you for the opportunity to testify on this matter.



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



KAKA  
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STATEMENT OF

JESSE K. SOUKI, EXECUTIVE DIRECTOR  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

SENATE COMMITTEE ON WAYS AND MEANS

ON

Friday, February 24, 2017

9:30 A.M.

State Capitol, Conference Room 211

in consideration of

**SB1148 SD1 – RELATING TO COMMUNITY DEVELOPMENT**

Chairs Tokuda, Vice Chair Dela Cruz and members of the committee.

This testimony reflects my view alone. The Hawaii Community Development Authority (HCDA) has not acted on this measure.

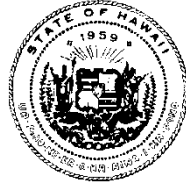
In my capacity as the HCDA Executive Director, I respectfully offer the following **comments** on SB1148 SD1.

Preparation of the feasibility study will require an outside consultant with relevant expertise. At minimum, the feasibility study should include technical, administrative, and financial analysis and studies. We estimate the cost of retaining outside expertise to be approximately \$300,000.00

Under the timeline in the proposed bill, funding for the feasibility study will not be available until after July 1, 2017. Consequently, HCDA will not have adequate time to engage a consultant and prepare a feasibility study that satisfactorily addresses the matters that the bill intends to address before the next legislative session. To address this issue, the bill should be amended to allow final submission of the report on December 3, 2018; however, we would have no objection to producing an interim report prior to the next legislative session.

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

DAVID Y. IGE  
GOVERNOR



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

**SENATE COMMITTEE ON WAYS AND MEANS**

**Friday, February 24, 2017**  
**Room 211, Hawaii State Capitol**  
**9:30 AM**

In consideration of  
**SB 1148, SD1**  
**RELATING TO COMMUNITY DEVELOPMENT**

Honorable Chair Tokuda, and Members of the Senate Committee on Ways and Means, thank you for the opportunity to provide comments on Senate Bill 1148, SD1, relating to community development.

The Hawaii Public Housing Authority is in **support** of SB 1148, SD1, which directs the Hawaii Community Development Authority to conduct a feasibility study relating to: 1) the planning, developing, and redeveloping of all state-owned lands within a one mile of the Honolulu Rail Transit system, 2) creating a community development district along the rail corridor, and 3) returning jurisdiction over the Kakaako development district to the City and County of Honolulu.

HPHA thanks the Committees on Public Safety, Intergovernmental, and Military Affairs, and Housing for amending this bill to exempt state-owned lands under the administration of the HPHA from the feasibility study.

Four years ago, the Hawaii Public Housing Authority (HPHA) implemented a strategy regarding transit-oriented development (TOD) for the agency, identifying approximately 10,000 units and 9 projects. HPHA successfully completed the procurement process and selected private developers for three private-public partnerships. The HPHA has already signed one Master Development Agreement (MDA), two predevelopment agreements, and a third MDA is planned in the next couple of weeks. The community engagement process is in the final stages of completion and Environmental Impact studies will begin shortly on the two largest projects,

with the third to follow. These ongoing projects will generate more than 3,000 units with the first phase of development anticipated to begin next year.

As the leader in housing low-income residents, the HPHA appreciates the opportunity to provide the Senate Committee on Ways and Means with the HPHA's comments regarding SB 1148, SD1. We thank you very much for your dedicated support.

**LATE**

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Thursday, February 23, 2017 9:20 PM  
**To:** WAM Testimony  
**Cc:** naniomerod1@gmail.com  
**Subject:** \*Submitted testimony for SB1148 on Feb 24, 2017 09:30AM\*

**SB1148**

Submitted on: 2/23/2017

Testimony for WAM on Feb 24, 2017 09:30AM in Conference Room 211

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
MaryAnn Omerod	Individual	Oppose	No

Comments:

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