



HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY



KAKA  
KALAELOA

David Y. Ige  
Governor

John Whalen  
Chairperson

Jesse K. Souki  
Executive Director

547 Queen Street  
Honolulu, Hawaii  
96813

Telephone  
(808) 594-0300

Facsimile  
(808) 594-0299

E-Mail  
contact@hcdaweb.org

Web site  
www.hcdaweb.org

## STATEMENT OF

JESSE K. SOUKI, EXECUTIVE DIRECTOR  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

SENATE COMMITTEES ON WATER AND LAND; PUBLIC SAFETY,  
INTERGOVERNMENTAL, AND MILITARY AFFAIRS; AND HOUSING.

ON

Monday, February 13, 2017

3:15 P.M.

State Capitol, Conference Room 224

in consideration of

### **SB1148 – RELATING TO COMMUNITY DEVELOPMENT**

Chairs Rhodes, Nishihara and Espero, Vice Chairs Gabbard, Wakai and Harimoto, 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.

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 \$500,000.00

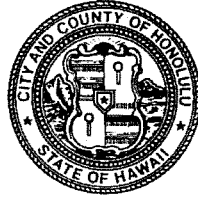
Under the timeline in the proposed bill, funding for the feasibility study will not be available until after July 1, 2017. Consequently, HCDA will not have adequate time to engage a consultant and prepare a feasibility study that satisfactorily addresses the matters that the bill intends to address before the next legislative session. To address this issue, the bill should be amended to allow final submission of the report on December 3, 2018.

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

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

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.dpp.org](http://www.honolulu.dpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



KATHY K. SOKUGAWA  
ACTING DIRECTOR  
  
TIMOTHY F. T. HIU  
ACTING DEPUTY DIRECTOR

February 13, 2017

The Honorable Karl Rhoads, Chair  
and Members of the Committee  
on Water and Land  
The Honorable Clarence K. Nishihara, Chair  
and Members of the Committee on Public Safety,  
Intergovernmental, and Military Affairs  
The Honorable Will Espero, Chair  
and Members of the Committee on Housing  
Hawaii State Senate  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chairs Rhoads, Nishihara and Espero,  
and Committee Members:

Subject: Senate Bill No. 1148  
Relating to Community Development

The Department of Planning and Permitting (DPP) has a **mixed position** on Senate Bill No. 1148, which would authorize the Hawaii Community Development Authority (HCDA) to conduct a feasibility study on three issues.

**We do not oppose Issue No. 1**, to study whether HCDA should assume the role of planning, developing, and redeveloping all State-owned lands within one mile of our rail transit system. We have long believed that successful transit-oriented development (TOD) requires coordinated efforts between the City and landowners. Since the State is a major landowner near several of the rail stations, increased support from the State is welcomed. This may further the work already being conducted by the Hawaii Interagency Council for Transit-Oriented Development.

We suggest that the State Office of Planning be considered the lead agency on the study. As a planning agency, it is capable of making this assessment. It is not only a co-chair of the interagency TOD council, but is already charged with approving State TOD projects under Act 130 (2016).

The Honorable Karl Rhoads, Chair  
and Members of the Committee  
on Water and Land

The Honorable Clarence K. Nishihara, Chair  
and Members of the Committee on Public Safety,  
Intergovernmental, and Military Affairs

The Honorable Will Espero, Chair  
and Members of the Committee on Housing

Hawaii State Senate  
Senate Bill No. 1148  
February 13, 2017  
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We **oppose Issue No. 2**, to study whether there should be a new HCDA community development district along the rail corridor. This would ignore existing collaborative planning efforts, including implementing infrastructure improvements. Rather than accelerate action on TOD and affordable housing, creating a new State community development district -- and the extensive new rules, procedures and staffing it would require -- could set back progress by several years. Funds required to conduct this study could be better allocated.

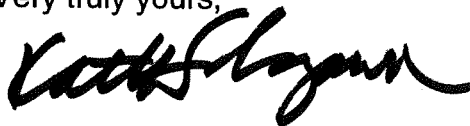
We **support Issue No. 3**, to study the return of the Kakaako community development district to City jurisdiction. We are pleased with the acknowledgment made in Section 1 of the Bill, that the City is "fully capable of continuing the remaining work in Kakaako. . ." We agree.

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 and project approval functions, but take advantage of, and build on, the strengths of each.

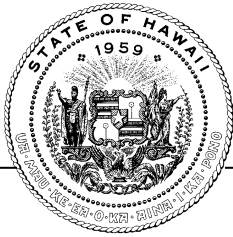
Please delete Issue No. 2 so that we can support Senate Bill No. 1148.

Thank you for the opportunity to testify.

Very truly yours,



Kathy Sokugawa  
Acting Director



**OFFICE OF PLANNING  
STATE OF HAWAII**



**DAVID Y. IGE**  
GOVERNOR

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

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824  
Web: <http://planning.hawaii.gov/>

Statement of  
**LEO R. ASUNCION**  
Director, Office of Planning  
before the  
**SENATE COMMITTEES ON WATER AND LAND, PUBLIC SAFETY,  
INTERGOVERNMENTAL, AND MILITARY AFFAIRS, AND HOUSING**  
Monday, February 13, 2017  
3:15 PM  
State Capitol, Conference Room 224

in consideration of  
**SB 1148**  
**RELATING TO COMMUNITY DEVELOPMENT**

Chairs Rhoads, Nishihara and Espero, Vice Chairs Gabbard, Wakai and Harimoto, and Members of the Senate Committees on Water and Land, Public Safety, Intergovernmental and Military Affairs, and Housing.

The Office of Planning (OP) supports Senate Bill 1148, 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, 2) creating a new community development district along the Honolulu rail corridor, and 3) returning the jurisdiction over the Kakaako Community Development District to the City and County of Honolulu.

OP appreciates that Senate Bill 1148 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 (Act 130, SLH 2016), 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 the bill as it is written:

- Some of the 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 for 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 (Act 130, SLH 2016), 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.”

OP thanks the Senate Committees for recognizing the planning and coordinating role of the TOD Council and looks forward to participating in the proposed feasibility study.

Thank you for the opportunity to testify on this matter.

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Monday, February 13, 2017 9:09 AM  
**To:** WTL Testimony  
**Cc:** kianamar73@gmail.com  
**Subject:** Submitted testimony for SB1148 on Feb 13, 2017 15:15PM



**SB1148**

Submitted on: 2/13/2017

Testimony for WTL/PSM/HOU on Feb 13, 2017 15:15PM in Conference Room 224

Submitted By	Organization	Testifier Position	Present at Hearing
Diane Marshall	Individual	Oppose	No

Comments: Absolutely DO NOT support HCDA's transfer of kuleana to manage ALL STATE LAND ALONG RAIL CORRIDOR from Kakaako Development. They have imposed laws on Hawaii's public with ONLY FOREIGN DOLLAR INTERESTS in mind. There is NO place in town that locals can appreciate except maybe the Senior Center. With Kakaako development you have allowed the landscape to drastically change announcing to all foreign visitors and TRANSPLANTS that their dollar means more than ANYTHING HAWAIIAN. REALLY look at Waikiki...there is NOTHING HAWAIIAN there...HCDA will turn the rail corridor into a hotel strip mall with pretentious tourist destination shop that most locals don't want! AUWE! NO TRANSFER TO HCDA PLEASE stop catering to the foreign national constituents.

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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