



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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Governor

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STATEMENT OF

JESSE K. SOUKI, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE
HOUSE COMMITTEE ON WATER AND LAND

Wednesday, March 22, 2017
10:00 A.M.

State Capitol, Conference Room 325

in consideration, of

SB1148, SD2 HD1 – RELATING TO COMMUNITY DEVELOPMENT

Chair Yamane, Vice Chair Kong and members of the committee.

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

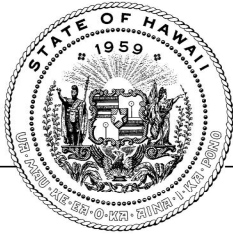
In my capacity as the HCDA Executive Director, I respectfully offer the following **comments** on SB1148, SD2 HD1.

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 20 days prior to the 2019 legislative session; however, we would have no objection to producing an interim report prior to the next legislative session.

I note the HD1 as drafted provides appropriations over two fiscal years, but leaves the deadline as 20 days prior to the 2018 legislative session. I would request the date be corrected to prior to the 2019 legislative session.

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



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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
HOUSE COMMITTEE ON WATER & LAND
Wednesday, March 22, 2017
10:00 AM
State Capitol, Conference Room 325

in consideration of
SB 1148, SD2, HD1
RELATING TO COMMUNITY DEVELOPMENT

Chair Yamane, Vice Chair Kong and members of the House Committee on Water & Land.

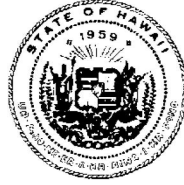
The Office of Planning (OP) supports Senate Bill 1148, SD2, HD1 which appropriates moneys for the executive director of the Hawaii Community Development Authority (HCDA) to conduct a feasibility study regarding: (1) the HCDA assuming the role of planning, developing, and redeveloping all state-owned lands, except lands administered by the Hawaii Public Housing Authority (HPHA), 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 SB 1148, SD2, HD1 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. We note that 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 recommends that the feasibility study focus on TOD implementation – namely development, redevelopment, permitting, acquisition, and the provision of adequate infrastructure systems.

Thank you for the opportunity to testify on this matter.

DAVID Y. IGE
GOVERNOR



HAKIM OUANSAFI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

Statement of
Hakim Ouansafi
Hawaii Public Housing Authority
Before the

HOUE COMMITTEE ON WATER AND LAND

Wednesday, March 22, 2017
Room 325, Hawaii State Capitol
10:00 AM

In consideration of
SB 1148, SD2, HD1
RELATING TO COMMUNITY DEVELOPMENT

Honorable Chair Yamane and Members of the House Committee on Water and Land, thank you for the opportunity to provide testimony regarding Senate Bill 1148, SD2, HD1, relating to community development.

The Hawaii Public Housing Authority (HPHA) **supports the intent** of SB 1148 SD2, HD1, which directs the Hawaii Community Development Authority to conduct a feasibility study regarding: 1) HCDA assuming the role of planning, developing, and redeveloping all state-owned lands, except lands administered by the HPHA, within one-half mile of the Honolulu rail transit system; and 2) creating a new community development district along the Honolulu rail corridor.

The HPHA appreciates the exemption from the feasibility study in order to conform with federal law and the Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD), Section 5 which requires the Housing Authority (HA) at all times to develop and operate all projects in compliance with all the provisions of the ACC and all applicable statutes, executive orders and regulations issued by HUD, as they shall be amended from time to time, including but not limited to these regulations promulgated by HUD at Title 24 of the Code of Federal Regulations.

Four years ago, the 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 partnership. The HPHA has already entered into one Master Development Agreement (MDA), two predevelopment agreements, and two MDAs are anticipated in the next few 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 leaders in housing low-income residents, the HPHA appreciates the opportunity to provide the House Committee Water and Land with the HPHA's comments regarding SB 1148, SD2, HD1. We thank you very much for your dedicated support.

DAVID Y. IGE
GOVERNOR

RODERICK K. BECKER
COMPTROLLER



An Agency of the State of Hawaii

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

RYAN G. ANDREWS
DEPUTY MANAGER

TESTIMONY
OF
ROSS YAMASAKI, CHAIRMAN
STADIUM AUTHORITY
TO THE
HOUSE COMMITTEE
ON
WATER AND LAND

March 22, 2017

S.B. 1148, SD2, HD1

RELATING TO COMMUNITY DEVELOPMENT,

Chair Yamane, Vice Chair Kong and members of the committee, thank you for the opportunity to submit testimony in the form of comments to S.B. 1148, SD2, HD1.

The Stadium Authority (Authority) established pursuant to Hawaii Revised Statutes §109-2 is the entity responsible for establishing policy as it relates to the overall operation and future of the Aloha Stadium and its related facilities.

As such, the Authority respectfully requests that it be excluded from the oversight entity that this bill intends to establish.

Excluding the Authority from SB 1148, SD2, HD1 will:

- Remove any potential for conflict between the two separate legislatively empowered entities.
- Allow the Stadium Authority to continue on track with planning, assessments, and studies required to begin the process of property development.
- Align the Authority with SB 994, SD1 that seeks to reaffirm and elaborate on the responsibility and oversight of the Stadium Authority Board as well as provide the resources required to ensure that the Authority is able to meet its goal and objectives.

The Authority would also like to share with the committee that for the past several years, the Authority has been working collaboratively with the City & County of Honolulu's Department of Planning and Permitting – Transit Oriented Development (TOD) Group and the State of Hawaii's Hawaii Interagency Council for Transit-Oriented Development (HIC-TOD) in a symbiotic relationship that supports the planning and development of land surrounding the Aloha Stadium Rail Transit Station. Both HIC-TOD and the City's TOD programs have been working in conjunction with the Authority and its consultant to move the planning and development phase forward.

Based on the foregoing, the Authority respectfully requests to be excluded from the proposed statutory oversight that SB 1148, SD2, HD1 would establish and in doing so, allow the Authority to continue to move forward supported by its current collaborative professional relationships that it has already established.

Thank you for the opportunity to provide testimony on SB 1148, SD2, HD1.



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

March 22, 2017
10:00 AM
State Capitol, Room 325

S.B. 1148, S.D. 2, H.D. 1
RELATING TO COMMUNITY DEVELOPMENT

House Committees on Water and Land

The Department of Transportation (DOT) offers **comments** to S.B. 1148, S.D.2, H.D. 1 which proposes to provide funding to the Hawaii Community Development Authority (HCDA) executive director to explore the HCDA assuming the role of planning, developing, and redeveloping all state owned land within one half (1/2) mile of the Honolulu rail transit system and creating a new community development district along the rail corridor.

The DOT has significant concerns regarding the bills proposal to study the feasibility of transferring authority and/or jurisdiction over the planning, development and redevelopment of Airport, Harbors, or Highways properties within one half mile of the rail system to HCDA. The lands under the jurisdiction of the DOT are vital to the safe and efficient movement of people and goods throughout the entire state, as well as between Hawaii and mainland and international ports. The DOT must be able to plan, administer, develop and manage such lands to accommodate the ever evolving needs and anticipated future transportation demands while ensuring compliance with federal regulations (Federal Transit Administration (FTA), Federal Highway Administration (FHWA), Federal Aviation Administration (FAA), and Maritime Administration (MARAD)).

The DOT is responsible under federal law for the performance and maintenance of our Federal Aid highways system. The one half (1/2) mile limit surrounding the rail system will encompass areas of the Federal Aid highways system such as H-1 Freeway, Nimitz Highway, Ala Moana Boulevard and other roads on state owned lands. Federal laws and regulations require the DOT to properly maintain federal aid roadways up to a certain level of good repair, and will require the development of plans, and later implementation for freight movements on the interstate systems. Thus the DOT has concerns of HCDA assuming the role to plan, develop, and redevelop all state owned lands within a one half (1/2) mile limit of the Honolulu rail transit system, and DOT is the agency held accountable for Federal compliance for these improvements, and for decisions that may affect maintenance and performance of the Federal Aid highway system.

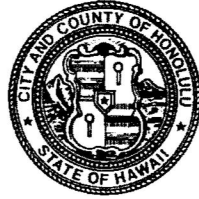
Please also consider that Noncompliance of federal requirements could result in the loss of federal funds, or reduced flexibility in the use of federal funds due to conditions imposed by the federal government. The DOT feels that planning, development, redevelopment, operations, management and maintenance decisions related to state roadways should remain within DOT.

Thank you for the opportunity to provide testimony.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIJ
ACTING DEPUTY DIRECTOR

March 22, 2017

The Honorable Ryan I. Yamane, Chair
and Members of the Committee on Water
and Land
Hawaii House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Yamane and Committee Members:

Subject: Senate Bill No. 1148, SD 2, HD 1
Relating to Community Development

The Department of Planning and Permitting (DPP) has a **mixed position** on Senate Bill No. 1148, SD 2, HD 1, which would authorize the Hawaii Community Development Authority (HCDA) to conduct a feasibility study on two 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-half 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).

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.

The Honorable Ryan I. Yamane, Chair
and Members of the Committee on Water
and Land
Hawaii House of Representatives
Senate Bill No. 1148, SD 2, HD 1
March 22, 2017
Page 2

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 amend Issue No. 1 as requested by substituting HCDA with the Office of Planning, and delete Issue No. 2 so that we can support Senate Bill No. 1148, SD 2, HD 1.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kathy Sokugawa', written in a cursive style.

Kathy Sokugawa
Acting Director

waltestimony

From: mailinglist@capitol.hawaii.gov
Sent: Monday, March 20, 2017 5:55 PM
To: waltestimony
Cc: mendezj@hawaii.edu
Subject: *Submitted testimony for SB1148 on Mar 22, 2017 10:00AM*

SB1148

Submitted on: 3/20/2017

Testimony for WAL on Mar 22, 2017 10:00AM in Conference Room 325

Submitted By	Organization	Testifier Position	Present at Hearing
Javier Mendez-Alvarez	Individual	Oppose	No

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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