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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.

DAVID Y. IGE  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

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**LATE**

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

**SENATE COMMITTEE ON WATER AND LAND  
AND  
SENATE COMMITTEE ON PUBLIC SAFETY, INTERGOVERNMENTAL, AND MILITARY AFFAIRS  
AND  
SENATE COMMITTEE ON HOUSING**

**Monday, February 13, 2017  
Room 224, Hawaii State Capitol  
3:15 PM  
In consideration of  
SB 1148  
RELATING TO COMMUNITY DEVELOPMENT**

Honorable Chair Rhoads, Honorable Chair Nishihara, Honorable Chair Espero, and Members of the Senate Committees on Water and Land, Public safety, Intergovernmental, and Military Affairs, and Housing, thank you for the opportunity to provide comments on Senate Bill 1148, relating to community development.

SB 1148 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 the Kakaako development district over to the City and County of Honolulu.

Four years ago, the Hawaii Public Housing Authority (HPHA) drafted a plan regarding transit-oriented development (TOD) for the agency, identifying approximately 10,000 units and 9 projects. HPHA successfully completed the procurement process and selected three private developers for private-public partnerships. The HPHA has already signed one 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 respectfully requests that the Committees consider these development plans when making its determination on this bill. The HPHA looks forward to working with any entity to expedite the delivery of affordable housing.

The HPHA appreciates the opportunity to provide the Senate Committees on Water and Land, Public safety, Intergovernmental, and Military Affairs, and Housing with the HPHA's comments regarding SB 1148. We thank you very much for your dedicated support.

**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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