

SB 2525

SD-2

HD-1

**RELATING TO
HAWAII
COMMUNITY
DEVELOPMENT
AUTHORITY**

A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 PART I

2 SECTION 1. Chapter 206E, Hawaii Revised Statutes, is
3 amended by adding a new part to be appropriately designated and
4 to read as follows:

5 "PART . EAST KAPOLEI COMMUNITY DEVELOPMENT DISTRICT

6 §206E- District established; boundaries. The east
7 Kapolei community development district is established. The
8 district shall include the area within the boundaries
9 established under the east Kapolei neighborhood transit-oriented
10 development plan approved by the county council of the city and
11 county of Honolulu.

12 §206E- East Kapolei community development district;
13 guiding principles. The following development guiding
14 principles shall generally govern the authority's actions in the
15 east Kapolei community development district:



- 1 (1) Integrate transit into the communities and design and
2 guide development to connect neighborhoods within the
3 east Kapolei community development district;
- 4 (2) Create multi-modal and interconnected communities to
5 give residents and visitors a range of transportation
6 choices so that they can choose the most direct,
7 efficient, and economical method of transportation;
- 8 (3) Create a diverse mix of uses and vibrant communities
9 that are attractive to residents and visitors and
10 encourage residents and visitors to park their
11 automobiles and walk between the different shops,
12 attractions, and restaurants;
- 13 (4) Create gathering places that are public spaces free to
14 all and designed to give residents and visitors a
15 sense of pride, connection to local culture, and
16 ownership;
- 17 (5) Develop unique rail transit station areas that
18 identify the east Kapolei region;
- 19 (6) Promote a variety of housing choices, including
20 student housing, senior housing, live and work
21 housing, and multi-family and single family housing



1 for sale and rent within the east Kapolei community
2 development district; and
3 (7) Create a dynamic urban environment that encourages
4 residents and visitors to actively utilize the
5 amenities provided at each rail transit station area
6 and engages street life to reduce automobile usage and
7 strengthen community social bonds.

8 **§206E- East Kapolei community development revolving**
9 **fund.** (a) There is established in the state treasury the east
10 Kapolei community development revolving fund, into which shall
11 be deposited:

12 (1) All revenues, income, and receipts of the authority
13 for the east Kapolei community development district,
14 notwithstanding any other law to the contrary,
15 including section 206E-16;

16 (2) Moneys directed, allocated, or disbursed to the east
17 Kapolei community development district from government
18 agencies or private individuals or organizations,
19 including grants, gifts, awards, donations, and
20 assessments of landowners for costs to administer and



1 operate the east Kapolei community development
2 district; and
3 (3) Moneys appropriated to the fund by the legislature.
4 (b) Moneys in the east Kapolei community development
5 revolving fund shall be used for the purposes of this part.
6 (c) Investment earnings credited to the assets of the east
7 Kapolei community development revolving fund shall become part
8 of the assets of the fund."

9 SECTION 2. Section 171-30, Hawaii Revised Statutes, is
10 amended by amending subsection (a) to read as follows:

11 "(a) The board [~~of land and natural resources~~] shall have
12 the exclusive responsibility, except as provided herein, of
13 acquiring, including by way of dedications:

14 (1) All real property or any interest therein and the
15 improvements thereon, if any, required by the State
16 for public purposes, including real property together
17 with improvements, if any, in excess of that needed
18 for such public use in cases where small remnants
19 would otherwise be left or where other justifiable
20 cause necessitates the acquisition to protect and
21 preserve the contemplated improvements, or public



1 policy demands the acquisition in connection with such
2 improvements ~~[-]~~; and

3 (2) Encumbrances, in the form of leases, licenses, or
4 otherwise on public lands, needed by any state
5 department or agency for public purposes or for the
6 disposition for houselots or for economic development.

7 The board shall upon the request of and with the funds from
8 the state department or agency effectuate all acquisitions as
9 provided under this section.

10 The acceptance by the territorial legislature or the
11 legislature of a dedication of land in the Kakaako community
12 development district by a private owner is sufficient to convey
13 title to the State ~~[-]~~ for conveyances executed prior to January
14 1, 2024."

15 SECTION 3. Section 206E-3, Hawaii Revised Statutes, is
16 amended to read as follows:

17 "**§206E-3 Hawaii community development authority;**
18 **established.** (a) There is established the Hawaii community
19 development authority, which shall be a body corporate and a
20 public instrumentality of the State, for the purpose of
21 implementing this chapter. The authority shall be placed within



1 the department of business, economic development, and tourism
2 for administrative purposes.

3 (b) The authority shall consist of the following members:

4 (1) The director of finance or the director's designee;

5 ~~[the]~~

6 (2) The director of transportation or the director's

7 designee; ~~[a]~~

8 (3) A cultural specialist; ~~[an]~~

9 (4) An at-large member; ~~[an]~~

10 (5) An at-large member nominated by the senate president;

11 ~~[an]~~

12 (6) An at-large member nominated by the speaker of the

13 house ~~[, three]~~ of representatives;

14 (7) Three representatives of the Heeia community

15 development district, ~~[comprising two]~~ which shall

16 consist of the following:

17 (A) Two residents of that district or the Koolaupoko

18 district, which consists of sections 1 through 9

19 of zone 4 of the first tax map key division ~~[,]~~;

20 and ~~[one]~~



1 (B) One owner of a small business or one officer or
2 director of a nonprofit organization in the Heeia
3 community development district or Koolaupoko
4 district,

5 nominated by the county council of the county in which
6 the Heeia community development district is located;
7 ~~[three]~~

8 (8) Three representatives of the Kalaeloa community
9 development district, ~~[comprising two]~~ which shall
10 consist of the following:

11 (A) Two residents of the Ewa zone (zone 9, sections 1
12 through 2) or the Waianae zone (zone 8, sections
13 1 through 9) of the first tax map key
14 division~~[7]~~; and ~~[one]~~

15 (B) One owner of a small business or one officer or
16 director of a nonprofit organization in the Ewa
17 or Waianae zone,
18 nominated by the county council of the county in which
19 the Kalaeloa community development district is
20 located; ~~[three]~~



1 (9) Three representatives of the Kakaako community
2 development district, [~~comprising two~~] which shall
3 consist of the following:
4 (A) Two residents of the district; and [one]
5 (B) One owner of a small business or one officer or
6 director of a nonprofit organization in the
7 district,
8 nominated by the county council of the county in which
9 the Kakaako community development district is located;
10 [the]

11 (10) Three representatives of the east Kapolei community
12 development district, which shall consist of the
13 following:
14 (A) Two residents of the district; and
15 (B) One owner of a small business or one officer or
16 director of a nonprofit organization in the
17 district,
18 nominated by the county council of the county in which
19 the east Kapolei community development district is
20 located;



1 (11) The director of planning and permitting of each county
2 in which a community development district is located
3 or the director's designee, who shall serve in an ex
4 officio, nonvoting capacity; and [~~the~~]

5 (12) The chairperson of the Hawaiian homes commission or
6 the chairperson's designee, who shall serve in an ex
7 officio, nonvoting capacity.

8 All members except the director of finance, director of
9 transportation, county directors of planning and permitting, and
10 chairperson of the Hawaiian homes commission or their designees
11 shall be appointed by the governor pursuant to section 26-34.
12 The two at-large members nominated by the senate president and
13 speaker of the house of representatives and the nine
14 representatives of the respective community development
15 districts shall each be appointed by the governor from a list of
16 three nominees submitted for each position by the nominating
17 authority specified in this subsection.

18 (c) The authority shall be organized and shall exercise
19 jurisdiction as follows:

20 (1) For matters affecting the Heeia community development
21 district, the following members shall be considered in



1 determining quorum and majority and shall be eligible
2 to vote:

3 (A) The director of finance or the director's
4 designee;

5 (B) The director of transportation or the director's
6 designee;

7 (C) The cultural specialist;

8 (D) The three at-large members; and

9 (E) The three representatives of the Heeia community
10 development district;

11 provided that the director of planning and permitting
12 of the relevant county or the director's designee
13 shall participate in these matters as an ex officio,
14 nonvoting member and shall not be considered in
15 determining quorum and majority;

16 (2) For matters affecting the Kalaeloa community
17 development district, the following members shall be
18 considered in determining quorum and majority and
19 shall be eligible to vote:

20 (A) The director of finance or the director's
21 designee;



1 (B) The director of transportation or the director's
2 designee;

3 (C) The cultural specialist;

4 (D) The three at-large members; and

5 (E) The three representatives of the Kalaeloa
6 community development district;

7 provided that the director of planning and permitting
8 of the relevant county and the chairperson of the
9 Hawaiian homes commission, or their respective
10 designees, shall participate in these matters as ex
11 officio, nonvoting members and shall not be considered
12 in determining quorum and majority;

13 (3) For matters affecting the Kakaako community
14 development district, the following members shall be
15 considered in determining quorum and majority and
16 shall be eligible to vote:

17 (A) The director of finance or the director's
18 designee;

19 (B) The director of transportation or the director's
20 designee;

21 (C) The cultural specialist;



1 (D) The three at-large members; and
2 (E) The three representatives of the Kakaako
3 community development district;
4 provided that the director of planning and permitting
5 of the relevant county or the director's designee
6 shall participate in these matters as an ex officio,
7 nonvoting member and shall not be considered in
8 determining quorum and majority[-]; and

9 (4) For matters affecting the east Kapolei community
10 development district, the following members shall be
11 considered in determining quorum and majority and
12 shall be eligible to vote:

13 (A) The director of finance or the director's
14 designee;

15 (B) The director of transportation or the director's
16 designee;

17 (C) The cultural specialist;

18 (D) The three at-large members; and

19 (E) The three representatives of the east Kapolei
20 community development district;



1 provided that the director of planning and permitting
2 of the relevant county or the director's designee
3 shall participate in these matters as an ex officio,
4 nonvoting member and shall not be considered in
5 determining quorum and majority.

6 ~~[In the event of]~~ (d) If a vacancy~~[7]~~ occurs, a member
7 shall be appointed to fill the vacancy in the same manner as the
8 original appointment within thirty days of the vacancy or within
9 ten days of the senate's rejection of a previous appointment, as
10 applicable.

11 The terms of the director of finance, director of
12 transportation, county directors of planning and permitting, and
13 chairperson of the Hawaiian homes commission or their respective
14 designees shall run concurrently with each official's term of
15 office. The terms of the appointed voting members shall be for
16 four years, commencing on July 1 and expiring on June 30;
17 provided that the initial terms of all voting members initially
18 appointed pursuant to Act 61, Session Laws of Hawaii 2014, shall
19 commence on March 1, 2015. The governor shall provide for
20 staggered terms of the initially appointed voting members so
21 that the initial terms of four members selected by lot shall be



1 for two years, the initial terms of four members selected by lot
2 shall be for three years, and the initial terms of the remaining
3 five members shall be for four years.

4 The governor may remove or suspend for cause any member
5 after due notice and public hearing.

6 (e) Notwithstanding section 92-15, a majority of all
7 eligible voting members as specified in this ~~[subsection]~~
8 section shall constitute a quorum to do business, and the
9 concurrence of a majority of all eligible voting members as
10 specified in this ~~[subsection]~~ section shall be necessary to
11 make any action of the authority valid. All members shall
12 continue in office until their respective successors have been
13 appointed and qualified. Except as herein provided, no member
14 appointed under this ~~[subsection]~~ section shall be an officer or
15 employee of the State or its political subdivisions.

16 (f) For purposes of this section, "small business" means a
17 business ~~[which]~~ that is independently owned and ~~[which is]~~ not
18 dominant in its field of operation.

19 ~~[-(e)]~~ (g) The authority shall appoint the executive
20 director who shall be the chief executive officer. The
21 authority shall set the salary of the executive director, who



1 shall serve at the pleasure of the authority and shall be exempt
2 from chapter 76.

3 ~~[(d)]~~ (h) The authority shall annually elect the
4 chairperson and vice chairperson from among its members.

5 ~~[(e)]~~ (i) The members of the authority appointed under
6 subsection (b) shall serve without compensation, but each shall
7 be reimbursed for expenses, including travel expenses, incurred
8 in the performance of their duties."

9 SECTION 4. Section 212-5.5, Hawaii Revised Statutes, is
10 amended to read as follows:

11 "~~[-]~~ §212-5.5 ~~[+]~~ **Foreign-trade zone; jurisdiction.**
12 ~~[Anything to the contrary notwithstanding,]~~ Notwithstanding any
13 other law to the contrary, the department of business, economic
14 development, and tourism shall have jurisdiction and
15 administrative authority over the area in the vicinity of Piers
16 1 and 2 currently being used as a foreign-trade zone. This area
17 is defined as all of parcels 2 and 3-A of the Forrest Avenue
18 subdivision, as shown on the map filed in the bureau of
19 conveyances of the State of Hawaii, as file plan 2335, and lot
20 A-1, as shown on map 2, filed in the office of the assistant
21 registrar of the land court of the State of Hawaii with land



1 court application 1328 [~~;~~ provided that all existing easements
2 affecting and appurtenant to the parcels to be deleted from the
3 Kakaako community development district boundaries shall not be
4 affected by this change]."

5 SECTION 5. Section 266-1.5, Hawaii Revised Statutes, is
6 amended to read as follows:

7 "[~~+~~]§266-1.5[~~+~~] Honolulu harbor Piers 1 and 2;
8 jurisdiction. [~~Any law to the contrary notwithstanding,~~]
9 Notwithstanding any other law to the contrary, the department of
10 transportation shall have jurisdiction and administrative
11 authority over Honolulu harbor Piers 1 and 2 and the contiguous
12 backup fast lands currently used for manifested cargo and
13 passenger operations. This area is defined as all of lot 3 and
14 parcels A and B of the Forrest Avenue subdivision, as shown on
15 the map filed with the bureau of conveyances of the State of
16 Hawaii, as file plan 2335, and lot A-2, as shown on map 2, filed
17 in the office of the assistant registrar of the land court of
18 the State of Hawaii with land court application 1328 [~~;~~ provided
19 that all existing easements affecting and appurtenant to the
20 parcels to be deleted from the Kakaako community development
21 district boundaries shall not be affected by this change]."



1 PART II

2 SECTION 6. No later than January 1, 2020, the Hawaii
3 community development authority shall establish a plan to return
4 planning, zoning, and infrastructure development
5 responsibilities of the Kakaako community development district
6 to the city and county of Honolulu, which shall occur on July 1,
7 2024. The plan shall include a transition schedule acceptable
8 to the city and county of Honolulu. At a minimum, the plan
9 shall address:

- 10 (1) The designation of functions to appropriate government
11 entities, including the department of land and natural
12 resources, department of transportation, and city and
13 county of Honolulu;
- 14 (2) The disposition of unencumbered moneys deposited in
15 state revolving or special funds applicable to the
16 Kakaako community development district;
- 17 (3) The transfer of state officers and employees impacted
18 by the transfer of responsibilities to the city and
19 county of Honolulu, which shall be documented in a
20 separate, special plan;



- 1 (4) The disposition or amendment of rules, policies,
2 procedures, guidelines, and other material applicable
3 to the Kakaako community development district;
- 4 (5) The disposition of deeds, leases, contracts, loans,
5 agreements, permits, and other documents executed by
6 or on behalf of the Hawaii community development
7 authority applicable to the Kakaako community
8 development district;
- 9 (6) Funding recommendations to facilitate the transition;
10 and
- 11 (7) The transition of personnel resources from the Kakaako
12 community development district to the East Kapolei
13 community development district, to be documented as a
14 special plan.

15 PART III

16 SECTION 7. Statutory material to be repealed is bracketed
17 and stricken. New statutory material is underscored.

18 SECTION 8. This Act shall take effect on July 1, 2100;
19 provided that sections 4 and 5 shall take effect on July 1,
20 2024.



Report Title:

Hawaii Community Development Authority; East Kapolei Community Development District; Transit-Oriented Development

Description:

Establishes the east Kapolei community development district under the Hawaii Community Development Authority and amends the HCDA membership accordingly. Requires HCDA to establish a plan by 1/1/2020 to return jurisdiction over the Kakaako district to the City and County of Honolulu, to occur on 7/1/2024. (SB2525 HD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.



SB 2525

SD-2

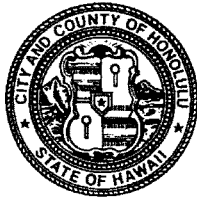
HD-1

TESTIMONY

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

March 22, 2018

The Honorable Aaron Ling Johanson, Chair
and Members of the Committee on Labor
and Public Employment
Hawaii House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Yamane and Committee Members:

Subject: Senate Bill No. 2525, SD 2, HD 1
Relating to the Hawaii Community
Development Authority

The Department of Planning and Permitting (DPP) **offers comments** on Senate Bill No. 2525, SD 2, HD 1, which repeals in its entirety Chapter 206E, Part II, HRS, related to the Kakaako Community Development District. It also establishes the East Kapolei Community Development District under the jurisdiction of the Hawaii Community Development Authority (HCDA).

The DPP **supports the return of Kakaako** to local planning and zoning control, as well as infrastructure upgrades. We appreciate the amendment to the Bill that would require a transitional master plan be prepared prior to the repeal of the Kakaako Community Development District. We also appreciate that the Bill provides that the plan will be acceptable to the City and County of Honolulu.

We are concerned, however, with creating the East Kapolei community district. There are three major landowners in the area: the Department of Hawaiian Home Lands (DHHL), Horton-Schuler, and University of Hawaii West Oahu (UHWO). The Department of Land and Natural Resources (DLNR) owns relatively smaller pieces of land, although significantly located near highways and the rail station. With the exception of DLNR, the other landowners already have adopted master plans for their lands, or are in the process of updating them. Moreover, DHHL would be exempt from the planning and zoning requirements that might be established under the community development district.

The Honorable Aaron Ling Johanson, Chair
and Members of the Committee on Labor
and Public Employment
Hawaii House of Representatives
Senate Bill No. 2525, SD 2, HD 1
March 22, 2018
Page 2

Much has been done in terms of land use planning and infrastructure master planning in East Kapolei. Essential regional infrastructure improvements have been identified in respective project master plans. The City is updating its Ewa Highway Impact Fee program, which will add roads in East Kapolei. It has also completed the East Kapolei Neighborhood TOD Plan, which already serves as an umbrella document for the major developments around the East Kapolei and Ho'opili (now known as the Honouliuli) rail stations. Both UHWO and Ho'opili have approved urban design plans that foster "complete communities" that take advantage of the rail stations. Therefore, to establish a new regime under HCDA would seem to be redundant, and pose a significant delay to development.

We prefer that HCDA be given special assignment as the infrastructure coordinating body in East Kapolei, on behalf of the State agencies, outside of Chapter 206E, HRS. Its role would be to create a unified strategy for the funding and scheduling of infrastructure necessary to support the development of the other State agencies. If this is not possible, we ask that the seven proposed guiding principles for the East Kapolei Community Development District be replaced with: "The Hawaii community development authority shall comply with, and implement the East Kapolei Neighborhood Transit-Oriented Development Plan, as adopted by the county council. The role of the Hawaii community development authority is limited to the coordination of funding and construction of infrastructure improvements necessary to support state projects in East Kapolei in a timely and efficient manner."

Accordingly, we look forward to more discussions on Senate Bill No. 2525, SD 2, HD 1.

Thank you for the opportunity to testify.

Very truly yours,



Kathy K. Sokugawa
Acting Director

Kaka'ako Ūnited

Testimony of
Sharon Y Moriwaki
Before the House Committee on Labor & Public Employment
Thursday March 22, 2018, 9:15 a.m., Conference Room 309

In Opposition of SB 2525, SD2, HD1, Relating to the Hawaii Community Development Authority

Dear Chair Aaron Ling Johanson, Vice Chair Daniel Holt, and Members,

My name is Sharon Y Moriwaki. I have been a resident of Kaka'ako for the past 10 years and am a volunteer and president of Kaka'ako United, a voluntary citizen group working to ensure quality development in the Kaka'ako Community Development District. This session we have strongly supported SB2951 to ensure fair and responsive representation of the community district.

SB 2525, SD2, HD1, directs the Hawaii Community Development Authority (HCDA) to spend the next two years planning for the transfer of Kaka'ako to the City, with a plan to return planning, zoning, and infrastructure development responsibilities to the City & County of Honolulu which shall occur in 2024.

The long-range plan should be to return all community development districts to the City so that long range and short range planning can be executed in a systematic way. Rather than piecemeal moving of various lands into or out of HCDA oversight, it would be far more efficient and cost-effective to work toward the shift of all districts back to the City. However, for the relocation to occur there should be sound planning according to mission, function and resources. This is not an easy task and requires adequate resources which are not provided in SB2525, SD2, HD1.

Both the dissolution of the Kaka'ako community development district and the inclusion of East Kapolei as a district requires resources to plan and execute. Nothing is appropriated for planning. It should be understood that HCDA is under tremendous pressure to oversee Kaka'ako, Heeia and Kapolei developments. They have far too few staff to do even this much. If HCDA is required to plan for the proposed transfers, adequate staffing and funding must be appropriated. None has been provided in the proposed bill.

We in the Kaka'ako Community Development District have experienced rapid changes over the past five years and appreciate our HCDA representatives who understand and have brought oversight and stability to our community. HCDA has master plans for our Mauka and Makai areas, including permits and contracts governing the quality of our community. These should continue. Any change to Kaka'ako's governance and organizational location should come only after a thorough study and plan that ensures the continuation of the positive developments made to date and that are in progress.

KŪ: Kaka'ako Ūnited
P.O. Box 235956 • Honolulu, Hawaii 96823
www.kakaakounited.org • info@kakaakounited.org



Ensuring the quality of life for an integrated Kaka'ako community from mauka to makai.

Kaka'ako Ūnited

SB 2525, SD2, HD1, Page 2

For the above reasons, I and my fellow residents continue to oppose **SB2525, SD2, HD1**; and respectfully urge that the bill be held. We defer to the residents of East Kapolei about the formation of a community development district under the state jurisdiction of HCDA; however, until a more careful study and plan for the future of Kaka'ako comes with attendant resources, the current Kaka'ako Community Development District should remain as provided in sections 206E-3 (b)(9) and (c)(3), HRS; and Section 6 be deleted unless a provision is added to provide adequate time, resources and staffing to first plan and execute the transfer and relocation.

Thank you for the opportunity to testify.

KŪ: Kaka'ako Ūnited

P.O. Box 235956 • Honolulu, Hawaii 96823

www.kakaakounited.org • info@kakaakounited.org



Ensuring the quality of life for an integrated Kaka'ako community from mauka to makai.



Hawaii's Thousand Friends

300 Kuulei Rd. Unit A #281 * Kailua, HI 96734 * Phone/Fax (808) 262-0682 E-Mail: htff3000@gmail.com

March 22, 2018

COMMITTEE ON LABOR & PUBLIC EMPLOYMENT

Rep. Aaron Ling Johanson, Chair

Rep. Daniel Holt, Vice Chair

Aloha,
Chair Johanson
Vice Chair Holt
Committee Members

SB 2525 SD2 HD1 RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Hawaii's Thousand Friends opposes SB 2525 SD2 HD1 that creates the East Kapolei Community Development District and repeals the Kaka'ako Community Development District by 2024.

When adopted by the legislature in 1976 the original purpose for creating the Hawai'i Community Development Authority was "many urban areas of the State were substantially underdeveloped or blighted and in need of urban renewal, renovation or improvements to alleviate such conditions as dilapidation, deterioration, age, and other such factors or conditions which make such areas an economic or social liability."

Amendments passed in 1985 and 1993 dropped the word urban so underdeveloped, blighted, renewal, renovation or improvement now refers to all zoning – agriculture, rural, country, conservation/preservation.

The East Kapolei Community Development District, whose boundaries are identified in the East Kapolei Neighborhood Transit Oriented Development (TOD) Plan. East Kapolei does not meet the intent of HRS 206E because it is neither underdeveloped, blighted nor in need of renewal.

The area is former agricultural land recently designated to urban and slated for new development within a ½ mile radius of three rail stations – Ho'opili station, UH West Oahu, station and East Kapolei Station.

Proposed *new* development in East Kapolei, under Transit-Oriented Zoning, includes *new* BMX-3 Community Business Mixed-Use, *new* retail, business services, *new* multifamily dwellings and *new* IMX-1 Industrial-Commercial Mixed Use District.

WAM SB 2525 SD1 SSCR2797 states that "Infrastructure upgrades and new zoning regulations in Kakaako have spurred billions of dollars in construction for residential, commercial, and public

spaces” and now “planning, zoning, and development for the Kakaako district [should] be returned to the City and County.”

In other words, it appears that the creation of the Kaka`ako Community Development District, or any Community Development District (CDD), is a financing scheme to use millions of dollars of public money to create and upgrade infrastructure within a CDD and not the long-range planning and implementation mechanism identified in HRS 206E.

If SB 2525 SD2 HD1 is adopted and HCDA has jurisdiction over East Kapolei what happens to the Ewa Development Plan adopted in 2013? Does it become obsolete?

Will the passage of SB 2525 Sd1 HD1 establish a pattern of creating Community Development Districts for short-term gain at the expense of long-term comprehensive land and water use planning?

We need to be careful that public processes are in place that protects the public interest. We see no inherent value in changing the present governance. In fact, there are pitfalls. Accordingly we are opposed to the bill.

SB-2525-HD-1

Submitted on: 3/20/2018 9:44:06 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
John Bond	Kanehili Cultural Hui	Oppose	No

Comments:



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA
KALAELOA

David Y. Ige
Governor

John Whalen
Chairperson

Garett Kamemoto
Interim 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
GARETT KAMEMOTO, INTERIM EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
BEFORE THE
HOUSE COMMITTEE ON LABOR & PUBLIC EMPLOYMENT

Thursday, March 22, 2018
9:15 A.M.
State Capitol, Conference Room 309

in consideration of

SB 2525, SD2, HD1
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT
AUTHORITY

Chair Johanson, Vice Chair Holt, and Members of the Committee.

The Hawaii Community Development Authority (HCDA) board meets once a month and has not yet taken a position on this bill. However, as the interim executive director I appreciate the opportunity to provide comments on SB 2525, SD2, HD1 which would establish the east Kapolei community development district under the HCDA. As a vehicle for transit oriented development areas, HCDA prefers SB 2943.

HCDA is supportive of the legislature's ideas to create dynamic urban environments that integrate transit, create multi-modal and interconnected diverse communities. However, additional positions and funding will be needed to implement a new district. HCDA estimates a new district would require 4.5 FTE at \$520,000/year along with operating costs of \$500,000/year. In addition, SB 2525, SD2, HD1 calls for returning the planning and zoning authority to the city by 2024. HCDA's board has been investigating an end date for its duties

in Kakaako, and will be proceeding with a process of adopting rules with significant community input to address many issues, that include an approach to phase out the state's responsibility in the district. This would involve many community and stakeholder meetings, as well as official public hearings. We believe that would be the appropriate process to determine the timeline and manner the Kakaako district is transferred to the city.

Thank you for the opportunity to provide comments to SB2525, SD2, HD1.

SB-2525-HD-1

Submitted on: 3/21/2018 9:38:00 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
De MONT R. D. CONNER	Ho'omanapono Political Action Committee (HPAC)	Support	Yes

Comments:

We continue to STRONGLY SUPPORT this bill, because KAPOLEI MATTERS! Mahalo.

SB-2525-HD-1

Submitted on: 3/21/2018 9:38:15 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Rachel L. Kailianu	Ho`omana Pono, LLC	Support	Yes

Comments:

In STRONG SUPPORT!!!

House Committee on Labor
Thursday, March 22, 2018
Conference Room 309
9:15 AM

**Opposition to SB 2525, SD1, HD1
Relating to the Hawaii Community Development Authority**

Testimony Submitted by Michelle S. Matson
President, O'ahu Island Parks Conservancy
Founding Member, Kaka'ako Makai Community Planning Advisory Council

Senate Bill 2525 is a misguided measure that transparently seeks to undermine and uproot the Hawaii Community Development Authority (HCDA) from their significant responsibilities and important oversight in the careful planning of the Kaka'ako Community Development District's stable growth and the successful future. The HCDA must continue to ensure that these plans and their established land use guiding principles, practices and protections are met in the greater public interest.

In recent years, the HCDA has been successfully restructured to become representative of and responsive to the community it was established to benefit in the interests of both the residents and many small businesses within this growing urban community. We must ensure that the HCDA is enabled to continue their important work with their exemplary professional capabilities in their present capacities.

Today the HCDA members representing the Kaka'ako Community District make important and well-deliberated decisions for the future of both Kaka'ako Mauka and Kaka'ako Makai with their now proven fair and responsive guidance for this community district. Yet much more of such significant work remains to be accomplished by the HCDA to ensure Kaka'ako's successful future well past 2030.

The HCDA's continued and consistent oversight and guidance on the appropriate implementation of the Kaka'ako Mauka and Kaka'ako Makai Master Plans and related permitting and contracting is essential for Kaka'ako's future in the greater public interest:

- Given today's dire need for affordable housing, the HCDA must continue to ensure that Kaka'ako's reserved housing program remains intact and improves over time. This will be necessary well past 2030.
- The HCDA's continued obligation to ensure dedicated public infrastructure and facilities works hand-in-hand with the present growth of the Kaka'ako Community Development District to well past 2030.
- Repealing the HCDA's oversight of the Kaka'ako Community Development District would present and future legal challenges in view of the commitments and contracts related to the implementation of Kaka'ako's Master Plans.

- Also under the HCDA's jurisdiction are the Kewalo Basin fast lands and submerged lands. Kewalo Basin Harbor improvements are underway, and any disruption of this effort by uprooting the HCDA, as called for under SB 2525 and its HD1 would seriously affect commercial and recreational boat owners as well as harbor leases to related businesses for accessory uses.
- Kaka'ako Waterfront Park, Kewalo Basin Park, and the Gateway Park axis are vital for the health and welfare of Kaka'ako's growing population. These significant green public shoreline open spaces must be maintained and managed by the State under the HCDA's oversight well past 2050. Kaka'ako's parks are a key connection within Honolulu's shoreline Lei of Green linkage from Diamond Head to Aloha Tower. The City and County of Honolulu is already staggering under the weight of parks maintenance staff shortages stemming from funding shortages, and misguided redevelopment proposals spurring public controversies and igniting public outcry – the most recent being Thomas Square, Ala Moana Park and Ala Wai Golf Course.
- Kaka'ako Makai's singular remaining historic asset, the Ala Moana Pump Station, must be restored and maintained with adaptive reuse as properly determined by the HCDA, and protected via their oversight well past 2050.

Therefore SB 2525, SD1, SD2, HD1, flies in the face of the public interest respecting both Kaka'ako Mauka and Kaka'ako Makai as Honolulu's evolving urban community district.

PLEASE KILL THIS BILL

SB-2525-HD-1

Submitted on: 3/20/2018 9:32:54 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Craig Jerome	Individual	Oppose	No

Comments:

I strongly oppose this measure.

SB-2525-HD-1

Submitted on: 3/21/2018 8:46:01 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Lila Mower	Individual	Support	No

Comments:

I support the removal of the Kakaako District from the oversight of the HCDA.

SB-2525-HD-1

Submitted on: 3/20/2018 11:10:03 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
michele matsuo	Individual	Oppose	Yes

Comments:

Good morning, Chair Johanson, Vice Chair Holt and members of the Committee:

Thank you for the opportunity to testify!

I strongly oppose SB2525.

HCDA should retain the State's control of the critical Kaka'ako area.

As for East Kapolei TOD, we do not know yet whether the guideway is going to be viable. FIGG which designed the bridge which just collapsed in Florida also designed our Rail guideway. I have read that our guideway was built with sand from the Maui sand dunes which contained the Iwi Kupuna of approximately 600 Hawaiian warriors. Beyond the structural integrity issues arising from the 165,000 plastic shims which were replaced due to cracking after 3-4 years by more plastic shims, one has to wonder whether the lime in the concrete will dissolve the bones of our warriors leading to empty spaces, cracks and catastrophic collapse.

The City Council also is newly reorganized and grappling contentiously with how to and whether to find funding for the Rail project.

Ours would not be the first abandoned transportation project. It is premature to be considering TOD for a deeply troubled Rail project, and especially a project which is driving our development in the coastal inundation zone.

Aloha

Michele Matsuo

SB-2525-HD-1

Submitted on: 3/21/2018 9:14:14 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Bianca Isaki	Individual	Oppose	No

Comments:

Aloha committee members,

Please opposed SB2525. This bill threatens to abolish the current Kaka'ako HCDA Board to relinquish it planning authority along with much of the planning safeguards that have evolved over the years.

Thalya DeMott
350 Ward Ave #106-555
Honolulu HI 96814
Ph. 808-988-1611

March 21, 2018

Re: Testimony in opposition of SB 2525

Dear House Members,

I am in strong opposition to SB2525 SD2 HD1 and implore you to NOT allow it to go to committee. The current Kaka'ako HCDA has been effective in overseeing the planning process for Kaka'ako and its makai shoreline areas. This planning authority has been effective, so it's not broken and doesn't need fixing.

Further, the current Kaka'ako HCDA gives consideration to the best interests of our kama'aina population as well as future impacts on some our precious remaining urban land which has not yet been over-speculated or overbuilt.

Mahalo,

A handwritten signature in black ink, appearing to read 'Thalya DeMott', with a stylized flourish at the end.

Thalya DeMott
Voter and 45-year Honolulu resident

SB-2525-HD-1

Submitted on: 3/21/2018 9:49:10 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
george outlaw	Individual	Oppose	No

Comments:

Aloha,

As a resident of Kakaako I can testify that the existing HCDA composition has been an excellent endeavor. WE reside in a rapidly developing area that requires close resident support and input into the process to help achieve the overall goals of sustainable and resident friendly environment. We have also some area sensitive issues that require close attention by those affected, The HCDA has done an excellent job in establishing and maintaining public support in Kakaako. Changing this entity in the beginning stages of the development frankly makes no sense to me at this time. When we are further down the line towards realization of the development goal, I would support some consolidation with the City.

I oppose this measure at this time, as it will make it more difficult for the residents to have a voice in our neighborhood and end a working and successful program, the benefits which are yet to be verified or determined. It may seem logical on the surface and maybe one day would happen however, why blow up a working, recognized and successful program, for another which will likely at least have some delay and confusion getting started. Usually, new program take time to develop into a suitable working program, so why sow confusion and change at this time?

Mahalo,

George Outlaw

LCDR USN RET.

SB-2525-HD-1

Submitted on: 3/21/2018 10:03:05 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Josephine	Individual	Oppose	No

Comments:

SB-2525-HD-1

Submitted on: 3/21/2018 10:12:42 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Dan Gardner	Individual	Oppose	No

Comments:

This legislation could eliminate the planning authority of the current Kaka'ako HCDA Board which has done an outstanding job to date in ensuring proper development of this area. Planning safeguards currently in place based on community support might also be sacrificed.

SB-2525-HD-1

Submitted on: 3/21/2018 11:14:18 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

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

Comments:

SB-2525-HD-1

Submitted on: 3/21/2018 11:34:27 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Brian Murphy	Individual	Oppose	No

Comments:

Aloha lawmakers,

I strongly OPPOSE SB2525.

SB2525 is also Opposed by Hawaii's Thousand Friends.

Testimony Submitted by Michelle S. Matson President, O'ahu Island Parks Conservancy
Founding Member, Kaka'ako Makai Community Planning Advisory Council

Senate Bill 2525 is a misguided measure that transparently seeks to undermine and uproot the Hawaii Community Development Authority (HCDA) from their significant responsibilities and important oversight in the careful planning of the Kaka'ako Community Development District's stable growth and the successful future.

The HCDA must continue to ensure that these plans and their established land use guiding principles, practices and protections are met in the greater public interest.

In recent years, the HCDA has been successfully restructured to become representative of and responsive to the community it was established to benefit in the interests of both the residents and many small businesses within this growing urban community. We must ensure that the HCDA is enabled to continue their important work with their exemplary professional capabilities in their present capacities.

Today the HCDA members representing the Kaka'ako Community District make important and well-deliberated decisions for the future of both Kaka'ako Mauka and Kaka'ako Makai with their now proven fair and responsive guidance for this community district. Yet much more of such significant work remains to be accomplished by the HCDA to ensure Kaka'ako's successful future.

The HCDA's continued and consistent oversight and guidance on the appropriate implementation of the Kaka'ako Mauka and Kaka'ako Makai Master Plans and related permitting and contracting is essential for Kaka'ako's future in the greater public interest:

- Given today's dire need for affordable housing, the HCDA must continue to ensure that Kaka'ako's reserved housing program remains intact and improves over time. • The HCDA's continued obligation to ensure dedicated public infrastructure and facilities works hand-in-hand with the present growth of the Kaka'ako Community Development District.
- Repealing the HCDA's oversight of the Kaka'ako Community Development District would present legal challenges in view of the commitments and contracts related to the implementation of Kaka'ako's Master Plans.
- Also under the HCDA's jurisdiction are the Kewalo Basin fast lands and submerged lands. Kewalo Basin Harbor improvements are underway, and any disruption of this effort by uprooting the HCDA, as called for under SB 2525, would seriously affect commercial and recreational boat owners as well as harbor leases to related businesses for accessory uses.
- Kaka'ako Waterfront Park, Kewalo Basin Park, and the Gateway Park axis are vital for the health and welfare of Kaka'ako's growing population. These significant green public shoreline open spaces must be maintained and managed by the State under the HCDA's oversight. Kaka'ako's parks are a key connection within Honolulu's shoreline Lei of Green linkage from Diamond Head to Aloha Tower.
- Kaka'ako Makai's singular remaining historic asset, the Ala Moana Pump Station, must be restored and maintained with adaptive reuse as properly determined by the HCDA. Therefore SB 2525 flies in the face of the public interest respecting both Kaka'ako Mauka and Kaka'ako Makai as Honolulu's evolving urban community district.

PLEASE KILL THIS BILL!€

SB-2525-HD-1

Submitted on: 3/21/2018 11:32:33 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Mary Whispering Wind	Individual	Oppose	No

Comments:

Aloha lawmakers,

Istrongly OPPOSE SB2525.

SB2525 is also Opposed by Hawaii's Thousand Friends.

Testimony Submitted by Michelle S. Matson President, O'ahu Island Parks Conservancy
Founding Member, Kaka'ako Makai Community Planning Advisory Council

Senate Bill 2525 is a misguided measure that transparently seeks to undermine and uproot the Hawaii Community Development Authority (HCDA) from their significant responsibilities and important oversight in the careful planning of the Kaka'ako Community Development District's stable growth and the successful future.

The HCDA must continue to ensure that these plans and their established land use guiding principles, practices and protections are met in the greater public interest.

In recent years, the HCDA has been successfully restructured to become representative of and responsive to the community it was established to benefit in the interests of both the residents and many small businesses within this growing urban community. We must ensure that the HCDA is enabled to continue their important work with their exemplary professional capabilities in their present capacities.

Today the HCDA members representing the Kaka'ako Community District make important and well-deliberated decisions for the future of both Kaka'ako Mauka and Kaka'ako Makai with their now proven fair and responsive guidance for this community district. Yet much more of such significant work remains to be accomplished by the HCDA to ensure Kaka'ako's successful future.

The HCDA's continued and consistent oversight and guidance on the appropriate implementation of the Kaka'ako Mauka and Kaka'ako Makai Master Plans and related permitting and contracting is essential for Kaka'ako's future in the greater public interest:

- Given today's dire need for affordable housing, the HCDA must continue to ensure that Kaka'ako's reserved housing program remains intact and improves over time. • The HCDA's continued obligation to ensure dedicated public infrastructure and facilities works hand-in-hand with the present growth of the Kaka'ako Community Development District.
- Repealing the HCDA's oversight of the Kaka'ako Community Development District would present legal challenges in view of the commitments and contracts related to the implementation of Kaka'ako's Master Plans.
- Also under the HCDA's jurisdiction are the Kewalo Basin fast lands and submerged lands. Kewalo Basin Harbor improvements are underway, and any disruption of this effort by uprooting the HCDA, as called for under SB 2525, would seriously affect commercial and recreational boat owners as well as harbor leases to related businesses for accessory uses.
- Kaka'ako Waterfront Park, Kewalo Basin Park, and the Gateway Park axis are vital for the health and welfare of Kaka'ako's growing population. These significant green public shoreline open spaces must be maintained and managed by the State under the HCDA's oversight. Kaka'ako's parks are a key connection within Honolulu's shoreline Lei of Green linkage from Diamond Head to Aloha Tower.
- Kaka'ako Makai's singular remaining historic asset, the Ala Moana Pump Station, must be restored and maintained with adaptive reuse as properly determined by the HCDA. Therefore SB 2525 flies in the face of the public interest respecting both Kaka'ako Mauka and Kaka'ako Makai as Honolulu's evolving urban community district.

PLEASE KILL THIS BILL

SB-2525-HD-1

Submitted on: 3/21/2018 11:49:38 AM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Patricia Blair	Individual	Oppose	No

Comments:

SB-2525-HD-1

Submitted on: 3/21/2018 4:53:22 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Shannon Rudolph	Individual	Oppose	No

Comments:

Oppose.

I am not a fan of these so called, 'Development Corporations', Management Authorities', Public Private Partnerships' - that turn over work that SHOULD be done under their 'parent agency' instead of being 'farmed out'.

If you just funded these 'parent departments' properly in the first place you wouldn't need to add this redunant layer of quasi-government 'authority' that has little public oversight involving 'public lands'.

Of course many residents realize these 'Development Corporations, Management Authorities', and 'Public Private Partnerships' have been championed across the country for years by ALEC, the Koch brothers, & their pals - hollowing out the public commons & the public treasury. No self respecting Democrat should be doing favors for ALEC.

That being said, finally, after cleaning up the HCDA & actually have it do some good things, of course someone wants to screw it up. Please kill this bill.

SB-2525-HD-1

Submitted on: 3/21/2018 10:25:09 PM

Testimony for LAB on 3/22/2018 9:15:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Marion McHenry	Individual	Oppose	No

Comments:

Senate Bill 2525 is a misguided measure that transparently seeks to undermine and uproot the Hawaii Community Development Authority (HCDA) from their significant responsibilities and important oversight in the careful planning of the Kaka'ako Community Development District's stable growth and the successful future.

The HCDA must continue to ensure that these plans and their established land use guiding principles, practices and protections are met in the greater public interest.

In recent years, the HCDA has been successfully restructured to become representative of and responsive to the community it was established to benefit in the interests of both the residents and many small businesses within this growing urban community. We must ensure that the HCDA is enabled to continue their important work with their exemplary professional capabilities in their present capacities.

Today the HCDA members representing the Kaka'ako Community District make important and well-deliberated decisions for the future of both Kaka'ako Mauka and Kaka'ako Makai with their now proven fair and responsive guidance for this community district. Yet much more of such significant work remains to be accomplished by the HCDA to ensure Kaka'ako's successful future.

The HCDA's continued and consistent oversight and guidance on the appropriate implementation of the Kaka'ako Mauka and Kaka'ako Makai Master Plans and related permitting and contracting is essential for Kaka'ako's future in the greater public interest:

- Given today's dire need for affordable housing, the HCDA must continue to ensure that Kaka'ako's reserved housing program remains intact and improves over time. • The HCDA's continued obligation to ensure dedicated public infrastructure and facilities works hand-in-hand with the present growth of the Kaka'ako Community Development District.
- Repealing the HCDA's oversight of the Kaka'ako Community Development District would present legal challenges in view of the commitments and contracts related to the implementation of Kaka'ako's Master Plans.

- Also under the HCDA's jurisdiction are the Kewalo Basin fast lands and submerged lands. Kewalo Basin Harbor improvements are underway, and any disruption of this effort by uprooting the HCDA, as called for under SB 2525, would seriously affect commercial and recreational boat owners as well as harbor leases to related businesses for accessory uses.

- Kaka'ako Waterfront Park, Kewalo Basin Park, and the Gateway Park axis are vital for the health and welfare of Kaka'ako's growing population. These significant green public shoreline open spaces must be maintained and managed by the State under the HCDA's oversight. Kaka'ako's parks are a key connection within Honolulu's shoreline Lei of Green linkage from Diamond Head to Aloha Tower.

- Kaka'ako Makai's singular remaining historic asset, the Ala Moana Pump Station, must be restored and maintained with adaptive reuse as properly determined by the HCDA. Therefore SB 2525 flies in the face of the public interest respecting both Kaka'ako Mauka and Kaka'ako Makai as Honolulu's evolving urban community district.

PLEASE KILL THIS BILL

Mahalo,

Marion McHenry

SB 2525

SD-2

HD-1

LATE

TESTIMONY

Kaka'ako Makai Community Planning Advisory Council Testimony In Strong Opposition SB2525 SD2 HD1.

Establishes the east Kapolei community development district under the Hawaii Community Development Authority and amends the HCDA membership accordingly. Requires HCDA to establish a plan by 1/1/2020 to return jurisdiction over the Kaka'ako district to the City and County of Honolulu, to occur on 7/1/2024. (SB2525 HD1)

NOTICE OF HEARING

Thursday, March 22, 2018, 9:15 AM
Conference Room 309
State Capitol
415 South Beretania Street

COMMITTEE ON LABOR & PUBLIC EMPLOYMENT

Rep. Aaron Ling Johanson, Chair
Rep. Daniel Holt, Vice Chair

Rep. Cindy Evans
Rep. Kyle T. Yamashita
Rep. Linda Ichiyama
Rep. Lauren Kealohilani Matsumoto
Rep. Jarrett Keohokalole

Aloha Chair Aaron Ling Johanson, Vice Chair Daniel Holt,

My name is Wayne Takamine and I serve as the chairman and spokesman for the Kaka'ako Makai Community Planning Advisory Council (CPAC). My involvement in community planning for Kaka'ako Makai began in late 2005 when the Kaka'ako community, stakeholders, environmental groups and ocean recreational park user groups began to understand the plans for 3 condominiums of 200 feet to be built in Kaka'ako Makai. After 6 months of strong statewide public opposition, the A & B Condominium RFP was repealed and new law were created prohibiting residential development in Kaka'ako Makai and prohibiting the sale of state land in Kaka'ako.

The Legislature also created HCR 30, 2006 the required the HCDA to create a community working group to organize, plan and implement a Master Plan for Kaka'ako Makai. The Kaka'ako Makai Community Planning Advisory Council (CPAC) was created in 2008 and in 2010 I became the CPAC Chair. In 2011 with the support of hundreds of community participants, the HCDA Board approved the Kaka'ako Makai Master Plan.

CPAC acknowledges Legislative reforms in the public's interest to HCDA under Act 61, 2012. The current HCDA has been revitalized with the excellent choices for Board members under HRS 206E-3 (b) and confirmed by the State Senate. This HCDA Board has addressed many highly controversial planning issues initiated by previous administrations.

Some of the plans that were averted by our current HCDA Board include a 50,000 sf Wedding Chapel at Kewalo Basin along Ala Moana Beach, 250,000 sf Obama Library at Point Panic; a 25 year lease of 9 acres of Waterfront Park for a LED Light Amusement Park and a 690' Pohukaina Mega Tower on Pohukaina School historically designated land. Some of these proposals were introduced by the former HCDA Director in a process that he called, "Exclusive Negotiated Agreements." These Exclusive Negotiated Agreements raised uproar of public distrust.

HB 2525 in its original; version threatens to abolish the current Kaka'ako HCDA Board and its planning authority along with much of the planning safeguards that have evolved over the years. Laws that Prohibits the Sale of State Land in Kaka'ako and the Prohibition of Residential Housing in Kaka'ako Makai may be lost. More disturbing will be loss of HCDA's well established public hearing process along with the knowledge and experience of board members that have been doing an excellent job of serving the community and development projects.

It is obvious that the planning for Kaka'ako is still evolving and the HCDA is an established organization with much work to be done. I believe the community will have greater gains with the HCDA focusing on pressing planning, development and community building issues rather than to plan for how to transfer its authority to the City and County of Honolulu.

Please do not pass this untimely SB2525 SD2 HD1.

Mahalo,

Wayne Takamine
Chair
Kaka'ako Makai Community Planning advisory Council (CPAC)



Wedding Chapel at Kewalo Basin



Obama Library at Point Panic



Pohukaina Mega Tower 690'

The Howard Hughes Corporation
Ward Village
1240 Ala Moana Boulevard
Suite 200
Honolulu, HI 96814

T 808.591.8411
F 808.596.4919
www.howardhughes.com

Representative Aaron Ling Johanson, Chair
Representative Daniel Holt, Vice Chair
House Committee on Labor & Public Employment

Thursday, March 22, 2018
Conference room 309; 9:15 AM

**RE: SB 2525 SD2 HD1 – Relating to the Hawaii Community Development Authority –
Comments**

Aloha Chair Johanson, Vice Chair Holt and Members of the Committee:

The Howard Hughes Corporation appreciates this opportunity to submit testimony on SB 2525 SD2 HD1 which establishes the East Kapolei Community Development District under the Hawaii Community Development Authority and amends the HCDA membership accordingly. Requires HCDA to establish a plan by 1/1/2020 to return jurisdiction over the Kakaako district to the City and County of Honolulu, to occur on 7/1/2024.

We are not taking a position on the establishment of the East Kapolei Community Development District. We support Part II of the bill as an approved transition plan must be in place before repealing the Kakaako Community Development District, and therefore ask the first sentence be amended as follows to ensure a meaningful plan is in place for such transition.

No later than January 1, 2020, the Hawaii Community Development Authority shall establish a plan to return planning, zoning, and infrastructure development responsibilities of the Kakaako community development district to the city and county of Honolulu, which shall occur on July 1, 2024, **provided that such plan is approved by the Legislature.**

SCR 50 requests the Legislative Reference Bureau to conduct a study regarding designating, dissolving, or transferring certain community development districts under the Hawaii Community Development Authority. We believe this is the right approach.

Thank you for your opportunity to provide comments.

Todd Apo
Vice President, Community Development
The Howard Hughes Corporation

Howard Hughes

LATE

LATE (or updated) TESTIMONY

for Measure: SB 2525

Committee	LAB
Committee Referrals	LAB
Date of Hearing	3/22/2018
Organization	Self
Name of Testifier	Dr. Kiōni Dudley
Job Title of Testifier	Retired Educator
Position – Circle One	Support / <u>Oppose</u> / Comments
Category – Circle One	Fed Govt. / State Govt. / County Govt. / Industry / <u>Private Citizen</u>
Notes:	Drop Kapolei out of the bill.