

DAVID Y. IGE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Craig K. Hirai
Hawaii Housing Finance and Development Corporation
Before the

SENATE COMMITTEE ON WAYS AND MEANS

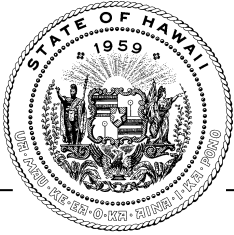
March 1, 2018 at 10:45 a.m.
State Capitol, Room 211

In consideration of
S.B. 2943, S.D. 1
RELATING TO TRANSIT-ORIENTED DEVELOPMENT ZONES.

HHFDC supports S.B. 2943, S.D. 1 provided that its passage does not replace or adversely impact priorities indicated in our Executive Supplemental Budget.

As we have stated previously, HHFDC views the transit-oriented development of state lands within a one-half mile radius of the Honolulu rail transit line as a tremendous opportunity to develop affordable housing. Infrastructure financing tools are needed to make these lands suitable for housing development. S.B. 2943, S.D. 1 would provide HHFDC with the authority to use the Dwelling Unit Revolving Fund for this purpose within transit-oriented development infrastructure improvement zones designated in section 7 of the bill.

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



HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
CO-CHAIR

CRAIG K. HIRAI
CO-CHAIR

Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Website: <http://planning.hawaii.gov/state-tod/>

Telephone: (808) 587-2846
Fax: (808) 587-2824

Statement of
Leo R. Asuncion and Craig K. Hirai,
Co-chairs
Hawaii Interagency Council for Transit-Oriented Development
Before the

SENATE COMMITTEE ON WAYS AND MEANS

Thursday, March 1, 2018
10:45 AM
State Capitol, Room 211

in consideration of
SB 2943, SD 1
RELATING TO HOUSING

Chair Dela Cruz, Vice Chair Keith-Agaran, and Members of the Senate Committee on Ways and Means.

The Hawaii Interagency Council for Transit-Oriented Development (TOD Council) **supports** SB 2943, SD 1 which would establish transit-oriented development (TOD) infrastructure improvement zones along the Honolulu rail corridor, authorize the Hawaii Community Development Authority to develop a TOD zone infrastructure improvement zone program, establish TOD zone infrastructure improvement zone subaccounts in the Dwelling Unit Revolving Fund administered by the Hawaii Housing Finance and Development Corporation for public infrastructure financing, and appropriate funds for staff and an infrastructure study.

In the Council's recently completed *State of Hawaii Strategic Plan for Transit-Oriented Development* (December 2017), three regional areas emerged as priority areas for State investment in TOD. One of these areas is Halawa-Stadium which is established as the initial TOD infrastructure improvement zone in Section 7 of SB 2943, SD1. An implementation and financing strategy is needed to pursue and coordinate the projects proposed for this area, with a focus on the overriding concern and need for providing adequate regional infrastructure in terms of roads, water, wastewater, drainage, and electrical and communications systems.

Thank you for the opportunity to express our support for this bill.

SB-2943-SD-1

Submitted on: 2/28/2018 10:35:07 AM

Testimony for WAM on 3/1/2018 10:45:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Melodie Aduja	Testifying for OCC Legislative Priorities Committee, Democratic Party of Hawai'i	Support	No

Comments:

**PRESENTATION OF THE
OAHU COUNTY COMMITTEE ON LEGISLATIVE PRIORITIES
DEMOCRATIC PARTY OF HAWAI'I**

TO THE COMMITTEE ON WAYS AND MEANS

THE SENATE

TWENTY-NINTH LEGISLATURE

REGULAR SESSION OF 2018

Thursday, March 1, 2018

10:45 A.M.

Hawaii State Capitol, Conference Room 211

RE: Testimony in Support of **SB2943 SD1**, RELATING TO TRANSIT-ORIENTED DEVELOPMENT ZONES

To the Honorable Donovan M. Dela Cruz, Chair; the Honorable Gilbert S.C. Keith-Agaran, Vice-Chair, and Members of the Committee on Ways and Means:

Good morning, my name is Melodie Aduja. I serve as Chair of the Oahu County Committee ("OCC") Legislative Priorities Committee of the Democratic Party of Hawaii. Thank you for the opportunity to provide written testimony on Senate Bill No. **2943 SD1**, relating to Transit-oriented Development Infrastructure Improvement Zones; Public Facilities; Hawaii Community Development Authority; Dwelling Unit Revolving

Fund; Hawaii Housing Finance and Development Corporation; Study; and an appropriation.

The OCC Legislative Priorities Committee is in favor of Senate Bill No. **2943 SD1** and support its passage.

Senate Bill No. **2943 SD1** is in alignment with the Platform of the Democratic Party of Hawai'i ("DPH"), 2016, as it (1) authorizes the Hawaii housing finance and development corporation, at the request of the Hawaii community development authority, to establish and operate transit-oriented development infrastructure improvement zone subaccounts within the dwelling unit revolving fund for the benefit of infrastructure improvement projects within a transit-oriented development infrastructure improvement zone; (2) requires HCDA to develop a transit-oriented development infrastructure improvement zone program to foster infrastructure development by strategically investing in public facilities; (3) requires the executive director of HHFDC in collaboration with the executive director of HCDA and Hawaii interagency council for transit-oriented development to conduct a study examining the current infrastructure of a transit-oriented development infrastructure improvement zone and the requirements necessary to upgrade the infrastructure to facilitate future transit-oriented development; (4) appropriates funds out of the dwelling unit revolving fund for the infrastructure study; and (5) appropriates funds to HCDA for staff necessary to develop and manage the transit-oriented development infrastructure improvement zone program.

Specifically, the DPH Platform states, "Housing is a basic human need and we believe that adequate, accessible, affordable, and safe housing should be available to all residents of Hawai'i. Affordable housing that is fair in proportion to individual income is the basis of prosperity for our citizens and stability in our economy. Recent and past real estate bubbles have fueled disproportionate rent increases, a key contributor to homelessness. Therefore, we support efforts to promote truly affordable housing for all citizens who rent.

We also need economically affordable home ownership. To this end we support policies which re-think the current formula to determine "affordability" as this formula puts both rentals and sales out of the reach of most working families in Hawai'i.

We support circuit breaker or other relief to ensure that senior citizens are not taxed out of their homes.

We believe in the concept of "Housing First" to develop affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options.

We support dedicated social services and housing opportunities for Hawai'i's homeless population, to get them off the streets and reintegrated into society, with specific devoted services for disenfranchised groups including but not limited to the Hawaiian community, aged-out foster kids, youth, returning veterans, the aged, and lesbian, gay, bisexual and transgender homeless. (Platform of the DPH, P. 7, Lines 340-358 (2016)).

Given that Senate Bill No. **2943 SD1** (1) authorizes the Hawaii housing finance and development corporation, at the request of the Hawaii community development authority, to establish and operate transit-oriented development infrastructure improvement zone subaccounts within the dwelling unit revolving fund for the benefit of infrastructure improvement projects within a transit-oriented development infrastructure improvement zone; (2) requires HCDA to develop a transit-oriented development infrastructure improvement zone program to foster infrastructure development by strategically investing in public facilities; (3) requires the executive director of HHFDC in collaboration with the executive director of HCDA and Hawaii interagency council for transit-oriented development to conduct a study examining the current infrastructure of a transit-oriented development infrastructure improvement zone and the requirements necessary to upgrade the infrastructure to facilitate future transit-oriented development; (4) appropriates funds out of the dwelling unit revolving fund for the infrastructure study; and (5) appropriates funds to HCDA for staff necessary to develop and manage the transit-oriented development infrastructure improvement zone program, it is the position of the OCC Legislative Priorities Committee to support this measure.

Thank you very much for your kind consideration.

Sincerely yours,

/s/ Melodie Aduja

Melodie Aduja, Chair, OCC Legislative Priorities Committee

Email: legislativepriorities@gmail.com, Text/Tel.: (808) 258-8889