



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



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STATEMENT OF
AEDWARD LOS BANOS, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Before the
HOUSE COMMITTEE ON FINANCE

Friday, February 22, 2019
12:30 P.M.
State Capitol, Conference Room 308

in consideration of

HB 1497, HD2
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT
AUTHORITY

Chair Luke, Vice Chair Cullen, and Members of the Committee.

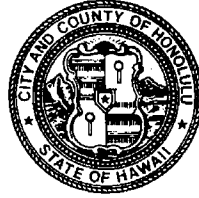
The Hawaii Community Development Authority (HCDA) **supports** the intent of HB 1497, HD2. As long as it is accompanied with adequate resources to implement and administer a new district, and it is coupled with an engagement agreement from the affected county, in this case, the City and County of Honolulu.

Thank you for the opportunity to offer comments on HB 1497, HD2.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

February 22, 2019

The Honorable Sylvia Luke, Chair
and Members of the Committee on Finance
Hawaii House of Representatives
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chair Luke and Committee Members:

**Subject: House Bill No. 1497, HD 2
Relating to the Hawaii Community
Development Authority**

The Department of Planning and Permitting (DPP) **supports** House Bill No. 1497, HD 2, which would establish the Stadium Development District, which includes all State property under the jurisdiction of the Stadium Authority, and that property under the jurisdiction of the Hawaii Community Development Authority (HCDA) for development purposes.

We appreciate that the Bill recognizes the City's decade of community-based planning to develop neighborhood transit-oriented development (TOD) plans and associated TOD policies and infrastructure strategies. We have worked with the Stadium Authority, other State agencies and the State Interagency TOD Council, to incorporate State goals and priorities into the Halawa Area TOD Plan, and this Bill appropriately references building upon that work and coordinating with surrounding development and infrastructure investments.

To ensure this ongoing coordination, we suggest that the DPP director be named as a voting member of the HCDA board for the Stadium Development District.

Thank you for the opportunity to testify.

Very truly yours,

A handwritten signature in black ink that reads "Kathy Sokugawa".

Kathy K. Sokugawa
Acting Director



UNIVERSITY OF HAWAII SYSTEM

Legislative Testimony

Testimony Presented Before the
House Committee on Finance
February 22, 2019 at 12:30 p.m.

by
Kalbert K. Young
Vice President for Budget and Finance/Chief Financial Officer
University of Hawai'i System

HB 1497 HD2 – RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Chair Luke, Vice Chair Cullen, and members of the Committee:

Thank you for the opportunity to submit testimony. The University of Hawai'i **supports** HB 1497 HD2, Relating to the Hawai'i Community Development Authority. This bill would establish the stadium development district, which would include all land under jurisdiction of the Hawai'i Stadium Authority, under the jurisdiction of the Hawai'i Community Development Authority (HCDA). This bill would also require that any State development in the district obtain a permit from the authority. Finally, this bill also appropriates general funds to HCDA to establish and develop the stadium development district as well as revenue bonds and general obligation bonds to establish the district and build a new stadium.

As the primary user and customer of the Stadium, the University supports this bill as a means to resolve the Stadium's condition.

Thank you for the opportunity to testify.



HAWAI'I LODGING & TOURISM
A S S O C I A T I O N

Testimony of

Mufi Hannemann
President & CEO
Hawai'i Lodging & Tourism Association

Committee on Finance

House Bill 1497 HD2, Relating to the Hawaii Community Development Authority

Chair Luke and members of the committee, mahalo for the opportunity to submit comments on behalf of the Hawai'i Lodging & Tourism Association, the state's largest private sector visitor industry organization.

The Aloha Stadium has been our largest sports facility since its opening in 1975. Now approaching its 44th anniversary, the facility has been the home of University of Hawai'i Rainbow Warriors football, host for the National Football League Pro Bowl and prep football, and the site of major concerts and large gatherings, but has not fully realized its potential as a major sports and entertainment venue.

The Aloha Stadium and its environs soon will be a major stop on O'ahu's rail line. As the former mayor of the City and County of Honolulu, I was and continue to be a staunch advocate of transit-oriented development, or the development of the property at and surrounding the rail stations. Very early in the planning process, we identified the Aloha Stadium area as a prime location for a transit stop and future development, given the expanse of public land and prime location. We support the construction of a multi-purpose stadium, and bringing new development to the surrounding area. As envisioned, this stadium could attract more sports and entertainment events to our islands and benefit not only our residents but diversify our tourism attractions. This much desired development is long overdue, and any state appropriations towards this purpose are very meaningful. My one caveat is that we take full advantage of public private partnerships to ensure that a quality product is both expeditiously developed and well-maintained.

Mahalo

HB-1497-HD-2

Submitted on: 2/21/2019 8:27:14 AM

Testimony for FIN on 2/22/2019 12:30:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
Dylan P. Armstrong	Individual	Support	No

Comments:

Aloha Chair Luke, and Members of the Committee on Finance,

I support House Bill 1497, Relating to the Hawai'i Community Development Authority.

First, the impending redevelopment of the Aloha Stadium complex and its surrounding environs necessitates such a planning change. The stadium cannot survive for long in its current incarnation due to heavy weathering, from saltwater and marine air corrosion, and the lack of costly maintenance. Second, Transit-Oriented Development (TOD) will dramatically transform Halawa, Salt Lake, Foster Villages, the planning for which is long underway. Third, the changing demographics of the area underly the previous two considerations as a bedrock.

The failure to plan is to plan for failure. I encourage the State of Hawaii to take command of those forces now shaping our neighborhoods. Transmute them for the betterment of our quality of life rather than the passive service to the greedy.

Planning for the basic services that the Aloha Stadium currently and in the future can and will provide to the public affects peoples' behavior, personal finances and quality of life.

In summary, I support HB1497. Thank you for this opportunity to testify.

Dylan P. Armstrong, individually.



**TESTIMONY TO THE HOUSE COMMITTEE ON FINANCE
State Capitol, Conference Room 308
415 South Beretania Street
12:30 PM**

February 22, 2019

RE: HOUSE BILL NO.1497 HD 2, RELATED TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Chair Luke, Vice Chair Cullen, and members of the committee:

My name is Gladys Quinto-Marrone, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii **supports the intent** of H.B. 1497 HD 2, which proposes to establish the stadium development district to make optimal use of public land for the economic, residential, educational, and social benefit of the people of Hawaii. The bill places the jurisdiction over the stadium development district with the Hawaii Community Development Authority (HCDA). Any development within the district shall require a permit from the HCDA.

We believe that HCDA has the required statutory authority to redevelop any and all state owned lands within the ¼ and ½ mile radius from a transit station (i.e. transit-oriented development). As such, this bill is a step in the right direction. However, we also believe that the bill should include all state-owned lands within a ½ mile radius of the Aloha Stadium transit station (see attached map). This would provide HCDA with the appropriate oversight to redevelop the state-owned lands in an efficient manner.

We support the intent of the bill, and appreciate the opportunity provide comments on H.B. 1497 HD 2.



FIGURE 1-8: PROPERTY OWNERSHIP (PUBLIC/PRIVATE)



- Fixed Guideway
- Aloha Stadium Station
- Federal Government
- State of Hawaii
- City & County of Honolulu
- Privately Owned
 - Multi-family/commercial owner
 - Single-Family Homeowner / Other

Source: Dept of Planning & Permitting; Honolulu Land Information System