

**OFFICE OF PLANNING  
STATE OF HAWAII**

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**DAVID Y. IGE**  
GOVERNOR

**MARY ALICE EVANS**  
DIRECTOR  
OFFICE OF PLANNING

Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning  
before the  
**SENATE COMMITTEE ON HOUSING  
AND  
SENATE COMMITTEE ON WATER AND LAND**

Thursday, February 6, 2020

1:45 PM

State Capitol, Conference Room 255

in consideration of

**SB 3108**

**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

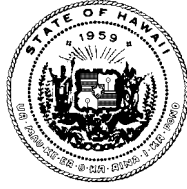
Chairs Chang and Kahele, Vice Chairs Kanuha and Keith-Agaran, and Members of the Senate Committees on Housing and Water and Land.

The Office of Planning (OP) supports SB 3108, provided that the funding and appropriation does not replace or adversely impact priorities in the Executive Budget. SB 3108 would authorize the issuance of \$3 million in general obligation bonds and appropriate those funds for Fiscal Year 2020-2021 for the development of a transit-oriented development (TOD) master plan for State lands in the vicinity of the Waipahu Civic Center. The funds are to be expended by the Hawaii Housing Finance and Development Corporation.

The proposed Waipahu Civic Center TOD master plan was identified as a priority TOD project in the *State Strategic Plan for Transit-Oriented Development Plan* issued and updated in 2018 by the Hawaii Interagency Council for Transit-Oriented Development. This funding would support a coordinated and collaborative planning process among State agencies with lands and facilities near the Waipahu transit station and Hikimoe bus transit center. The aim would be to develop a vision and master plan for State TOD that capitalizes on the co-location of State services, facilities, and programs and that, when implemented, contributes materially to the realization of a vibrant, walkable mixed-use community that stimulates business activity and offers more opportunities to residents of Waipahu Town.

Thank you for the opportunity to testify on this measure.

DAVID Y. IGE  
GOVERNOR



PANKAJ BHANOT  
DIRECTOR

CATHY BETTS  
DEPUTY DIRECTOR

STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
P. O. Box 339  
Honolulu, Hawaii 96809-0339

February 5, 2020

TO: The Honorable Senator Stanley Chang, Chair  
Senate Committee on Housing

The Honorable Senator Kaiiali'i Kahele, Chair  
Senate Committee on Water and Land

FROM: Pankaj Bhanot, Director

SUBJECT: **SB 3108 - RELATING TO TRANSIT-ORIENTED DEVELOPMENT**

Hearing: Thursday, February 6, 2020, 1:45 p.m.  
Conference Room 225, State Capitol

**DEPARTMENT'S POSITION:** The Department of Human Services (DHS) appreciates the intent of the bill, offers comments, and defers to the State Office of Planning.

**PURPOSE:** This bill proposes to appropriate funds for planning a mixed-use residential development, including 1 or more parking structures, on the land currently occupied by the Waipahu Civic Center.

The Department currently has three offices that operate in the Waipahu Civic Center that services our clientele that reside in Waipahu and surrounding areas of west and central Oahu. The offices include:

- Waipahu Processing Center – Application processing and on-going case maintenance for recipients of public assistance. The center has 30 employees.
- Waipahu First-To-Work – Employment and training services for families receiving cash assistance. The office has 7 employees.

- Child Care Licensing Unit 2 – Licensing and on-going monitoring of child care providers on Oahu from central Honolulu through the North Shore. This office is also one of our locations on the island where fingerprinting services for child care caregivers is performed. The office has 14 employees.

The co-location of these offices is strategic in addressing convenient access to the clientele that we service, as well as ease of management of operations for the Department. During the past year, the approximate number of clients that have entered our doors to receive services has been:

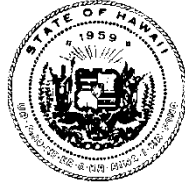
- Waipahu Processing Center – 5,178
- Waipahu First-To-Work – 381
- Child Care Licensing Unit 2 – 897

The Department requests that should this bill move forward, that equitable development principles apply to ensure that the low-income and fixed-income residents are not displaced, and that access to essential public and other services, such as to banks and grocery stores, remain convenient for clients as well as the workforce.

DHS is a participating member of the Hawaii Interagency Council for Transit-Oriented Development; there exists a proposed Waipahu Civic Center Transit-Oriented master plan that the Legislature should consider. However, we respectfully request that any appropriation not supplant budget priorities identified in the executive budget.

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

DAVID Y. IGE  
GOVERNOR



DENISE ISERI-MATSUBARA  
INTERIM 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  
**DENISE ISERI-MATSUBARA**  
Hawaii Housing Finance and Development Corporation  
Before the

**SENATE COMMITTEE ON WATER AND LAND**  
**SENATE COMMITTEE ON HOUSING**

February 6, 2020 at 1:45 p.m.  
State Capitol, Room 225

In consideration of  
**S.B. 3108**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

The HHFDC **supports** S.B. 3108, provided it does not adversely impact priorities set forth in the Executive Supplemental Budget.

HHFDC is willing to conduct the master planning for the Waipahu Civic Center development as proposed in this bill. We believe the amount appropriated is sufficient to undertake this project.

Thank you for the opportunity to testify.