



HAWAII STATE ENERGY OFFICE STATE OF HAWAII

JOSH GREEN, M.D.
GOVERNOR

MARK B. GLICK
CHIEF ENERGY OFFICER

235 South Beretania Street, 5th Floor, Honolulu, Hawaii 96813
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Telephone: (808) 587-3807
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Testimony of
MARK B. GLICK, Chief Energy Officer

before the
**HOUSE COMMITTEES ON HOUSING
AND
WATER & LAND**

Tuesday, March 21, 2023
9:00 AM
State Capitol, Conference Room 430 and Videoconference

In SUPPORT of
SB 1191, SD2

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and Members of the Committees, the Hawaii State Energy Office (HSEO) supports SB 1191, SD2, which appropriates funds for statewide planning and coordination for transit-oriented development (TOD) projects identified in the state strategic plan for transit-oriented development. HSEO's comments are guided by its mission to promote energy efficiency, renewable energy, and clean transportation to help achieve a resilient, affordable, and decarbonized clean energy economy.

Ground transportation is responsible for about 25 percent of Hawaii's greenhouse gas emissions,¹ and vehicle miles traveled (VMT), a metric that correlates with GHG emissions from fossil-fueled ground transportation, has increased by over 30% since 2000.² For Hawaii to meet its statutory target "to sequester more greenhouse gases than emitted as soon as practicable but no later than 2045", significant reductions in emissions from ground transportation will need to be made in the near to medium term. SB 1191, SD2 will provide funds for fiscal year 2023—2024 to maintain and

¹ https://health.hawaii.gov/cab/files/2021/04/2017-Inventory_Final-Report_April-2021.pdf

² <https://dbedt.hawaii.gov/economic/databook/db2021/>

enhance capacity to support planning of state and county transit-oriented development projects, which will reduce the energy intensity of the transportation system and associated emissions.

The duties of the Chief Energy Officer per HRS 196-72 to support the clean energy initiative include providing technical assistance to state and county agencies to assess and implement programs related to clean transportation; evaluating, recommending, and participating in the development of programs that encourage clean transportation; and advocating for the State's energy and decarbonization goals at departments to ensure that state energy policies and regulations align with the state strategic goals and are data-driven.

SB 1191, SD2, may be particularly impactful in reducing the energy intensity of the transportation system because it supports the planning and implementation of TOD and smart growth. TOD and smart growth focus on compact development built around a transit station or within easy walking distance (typically a half-mile) of a station and contains a mix of land uses such as housing, offices, shops, restaurants, and entertainment. As a result, it becomes easier for people to meet many of their daily needs by foot, bike, and/or transit, rather than by personal vehicle.³

Multiple studies have quantified the relationship between public transportation, land use, and reduction in travel. Studies show that for every additional passenger mile traveled on public transportation, auto travel declines by 1.4 to 9 miles.⁴ In other words, in areas served by public transportation, even non-transit users drive less because destinations are closer together. One study used modeling to isolate the effect of public transportation on driving patterns (rather than that effect combined with denser land use creating a need for improved public transportation).⁵ That study, conducted by consulting firm ICF and funded through the Transit Cooperative Research Program (TCRP), found that each mile traveled

³ Smart Growth and Transportation | US EPA

⁴ Public Transportation's Role in Reducing Greenhouse Gas Emissions (January 2010) (dot.gov)

⁵ Public Transportation's Role in Reducing Greenhouse Gas Emissions (January 2010) (dot.gov)

on U.S. public transportation reduced driving by 1.9 miles.⁶ It concluded that public transportation reduces U.S. travel by an estimated 102.2 billion vehicle miles traveled each year, or 3.4% of annual U.S. VMT.⁷ Similarly, a study published by the Urban Land Institute found that within areas of compact development, driving is reduced 20% to 40% compared to average U.S. development patterns.⁸

In addition, TOD and smart growth can help lower household transportation costs, boost public transit ridership, spur economic development, and make housing more affordable by reducing developer expenditures on parking and allowing higher-density zoning.⁹

Thank you for the opportunity to testify.

⁶ Public Transportation's Role in Reducing Greenhouse Gas Emissions (January 2010) (dot.gov)

⁷ Public Transportation's Role in Reducing Greenhouse Gas Emissions (January 2010) (dot.gov)

⁸ Public Transportation's Role in Reducing Greenhouse Gas Emissions (January 2010) (dot.gov)

⁹ Smart Growth and Transportation | US EPA

JOSH GREEN, M.D.
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620
FAX: (808) 587-0600

IN REPLY PLEASE REFER TO:

Statement of
DENISE ISERI-MATSUBARA
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON WATER & LAND
AND
HOUSE COMMITTEE ON HOUSING

March 21, 2023 at 9:05 a.m.
State Capitol, Room 430

In consideration of
S.B. 1191 SD2
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

HHFDC **supports** S.B. 1191 SD2, which appropriates funds to the Hawaii Community Development Authority (HCDA) for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development (TOD).

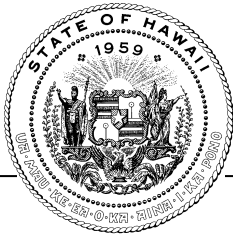
The purpose of the TOD Council, which I co-chair, is to coordinate and facilitate State agency TOD planning and to facilitate collaboration between the State and the counties on smart growth and TOD initiatives. The request for funds for this purpose has exceeded the funds available each year, and the appropriation will advance mixed-use and affordable housing developments statewide.

We have a few comments about the projects listed in Section 2 of the bill:

With respect to the Villages of Kapolei road rehabilitation for county dedication, HHFDC already has a team working on this and, as such, it would be difficult to transition the project to HCDA.

HHFDC is also actively working on the Iwilei-Kapalama Infrastructure upgrade and Kahului Civic Center projects. We support the appropriation to HCDA and look forward to collaborating with them on the projects.

Thank you for the opportunity to provide testimony.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SCOTT J. GLENN
DIRECTOR

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Statement of
SCOTT GLENN, Director

before the
HOUSE COMMITTEES ON HOUSING AND WATER AND LAND

Tuesday, March 21, 2023, 9:00 AM
State Capitol, Conference Room 430

in consideration of
SB1191, SD2
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and Members of the House Committees on Housing and Water and Land:

The Office of Planning and Sustainable Development (OPSD) **strongly supports** and offers the following comments on SB1191, SD2, which would appropriate general funds to the Hawaii Community Development Authority (HCDA) for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development (TOD).

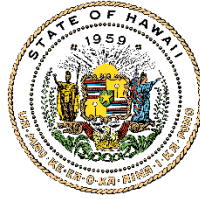
We support the bill's focus on implementing and expediting TOD-related infrastructure improvements statewide, and appropriating certain funds for design and construction to HCDA. Per past legislative practice, we suggest rather than targeting specific TOD projects for planning funds that a lump-sum be appropriated to OPSD to award as grants for planning, infrastructure feasibility, and environmental studies for projects in the State TOD Strategic Plan. The OPSD has a strong track record of awarding and administering planning grant funds to State and county agencies with the guidance of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council).

We note that some of the listed projects are CIP budget requests being made by other agencies, such as the Hawaii Housing Finance and Development Corporation, University of Hawai'i, Department of Accounting and General Services, and the Hawai'i Health Systems Corporation. We recommend consideration of appropriation of these CIP budget requests to their respective functional agencies in the budget bill, or in a separate appropriation in this bill. Alternatively, a provision could be added to the bill that allows HCDA to transfer funds to another agency, as needed.

Thank you for the opportunity to testify on this measure.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA**

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

LAURA H.E. KAAKUA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES
ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

**Testimony of
DAWN N. S. CHANG
Chairperson**

**Before the House Committees on
HOUSING
and
WATER & LAND**

**Tuesday, March 21, 2023
9:00 AM**

State Capitol, Conference Room 430 & Videoconference

**In consideration of
SENATE BILL 1191, SENATE DRAFT 2
RELATING TO TRANSIT ORIENTED DEVELOPMENT**

Senate Bill 1191, Senate Draft 2 proposes to appropriate funds to the Hawaii Community Development Authority (HCDA) for statewide planning, designing and constructing of various transit oriented development projects identified in the State Strategic Plan for transit oriented development (TOD). **The Department of Land and Natural Resources (Department) strongly supports this measure.**

The Department is currently in the planning process for its East Kapolei TOD project. The East Kapolei TOD Project consists of four parcels adjacent to and/or in close proximity to the Keone'ae Rail Station in East Kapolei which could be impacted by this measure. The Department's long-term objective is to lease the parcels for income generating purposes to support the Department's natural resource management and protection programs through the development of mixed uses including a higher density mixture of affordable and other types of rental housing, commercial, retail, hotel, and medical spaces as well as light industrial uses. The Department recognizes the State's obligation to provide affordable housing to residents in need and notes that Department is already planning on working with the Hawaii Housing Finance and Development Corporation for a multi-family affordable housing project located on the parcel east of Kualakai Parkway. Beyond generating income to support its programs, the Department believes that the proposed project's multiple uses will be a critical economic, employment and residential component of the East Kapolei community.

The Department also participates as a member of the Hawaii Interagency Council for Transit Oriented Development (TOD Council) and is working collaboratively with the Office of Planning and Sustainable Development (OPSD) and the City and County of Honolulu's Department of Planning and Permitting in the planning of this project. In addition, the Department is grateful to have received two past funding awards from OPSD and the TOD Council which have supported the planning efforts for our East Kapolei TOD project.

Additionally, the Department also collaborates with HCDA on the Pulehunui Development District and welcomes the opportunity with HCDA to develop the East Kapolei TOD project. The Department notes that the measure identifies two of the projects as the East Kapolei infrastructure implementation master plan and East Kapolei infrastructure construction of roads, sewer and drainage. The Department believes that allocating funds for these purposes will benefit all state agency developments in the East Kapolei region.

Mahalo for the opportunity to present testimony in strong support of this measure.



UNIVERSITY OF HAWAII SYSTEM

‘ŌNAEHANA KULANUI O HAWAII

Legislative Testimony

Hō'ike Mana'o I Mua O Ka 'Aha'ōlelo

Testimony Presented Before the
Senate Committee on Housing
Senate Committee on Water & Land
March 21, 2023 at 9:00 a.m.

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

SB 1191 SD2 – RELATING TO A TRANSIT-ORIENTED DEVELOPMENT

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and Members of the Committees:

Thank you for the opportunity to testify on this measure, which appropriates funds to the Hawaii Community Development Authority (“HCDA”) for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development.

The University of Hawai'i (“University”) is the landowner near four of the rail stations that are located adjacent to or on three University campuses. The University appreciates the intent of this proposed legislation which supports development within transit-oriented development areas, and recommends that language be included to authorize the HCDA to transfer projects to other agencies, including the University, to allow for the most effective use of knowledge and resources to complete the identified projects in SB 1191 SD2.

I recommend that SB 1191 SD2 be amended by adding a new section after the current Section 3 as follows:

“SECTION __. The Hawaii Community Development Authority, as the designated expending agency for capital improvement projects authorized in this Act, with the approval of the governor, may delegate to other state agencies the implementation of projects, including the transfer of funds to implement those projects, when it is determined to be advantageous to do so by the Hawaii Community Development Authority as the original expending agency and the agency to which expending authority is to be delegated.”

Thank you for the opportunity to testify on this measure.



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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Web site: <http://dbedt.hawaii.gov/hcda/>

JOSH GREEN, M.D.
GOVERNOR

CHASON ISHIII
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
Craig K. Nakamoto, Executive Director
Hawai'i Community Development Authority

before the
HOUSE COMMITTEE ON HOUSING
and the
HOUSE COMMITTEE ON WATER & LAND

Tuesday, March 21, 2023
9:00 AM

Via Videoconference, State Capitol, Conference Room 430

In consideration of
SB 1191, SD2
Relating to Transit-Oriented Development.

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and members of the Committees.

The Hawai'i Community Development Authority ("HCDA") recognizes the extent and scope of the twenty-three projects contained in this bill, and acknowledges the trust placed in HCDA to implement these projects in a timely manner.

HCDA **supports SB 1191, SD 2**, that appropriates unspecified funds to HCDA for statewide planning, designing and construction of various transit-oriented development ("TOD") projects. HCDA, however, respectfully offers observations and suggestions for the consideration of the committees.

Infrastructure is essential to support development across the State and is integral to building vibrant communities.¹ More specifically, a major barrier identified by the Hawaii Interagency Council for Transit-Oriented Development ("TOD Council") to TOD implementation identified by the TOD Council and other stakeholders is the lack of adequate infrastructure in areas designated for TOD development.²

¹ *Housing Action Plan Final Report to the Hawaii State Legislature*, Hawaii Institute for Public Affairs, Land Use Research Foundation, Goodwin Consulting Group, R.M. Towill Corporation in conjunction with Hawaii Housing Finance & Development Corporation, December 2017, Page 30.

² *State Transit-Oriented Development Planning and Implementation Project* for the Island of Oahu, Prepared for the Office of Planning (n.k.a., the Office of Planning and Sustainable Development) by PBR Hawaii, DTA, R.M. Towill Corporation, CallisonRTKL, Fehr & Peers, and ARUP, July 2020, Page 10.

Prompted by the opportunities and challenges for redeveloping along a transit corridor, the Legislature:

- Established the TOD Council through Act 130 (SLH 2016) to coordinate effective and efficient TOD planning statewide and to prioritize TOD projects;
- Directed (through Act 130) the TOD Council to develop and implement a strategic plan for TOD, which resulted in the preparation of the *State of Hawaii Strategic Plan for Transit-Oriented Development* (2017, Rev. 2018) that establishes the strategic plan for TOD, including mixed-use and affordable rental housing; and
- Established the Transit-Oriented Development Infrastructure District program, placed under HCDA, through Act 184 (SLH 2022) to facilitate the renewal and redevelopment of areas designated by State and counties for transit-oriented development.

This suggests that the agency framework for transit-oriented development, for planning, prioritization, and implementation is as follows:

- The Office of Planning and Sustainable Development (“OPSD”),
- TOD Council,
- Hawai'i Housing Finance & Development Corporation (“HHFDC”),
- The Hawai'i Community Development Authority, and
- Other State agencies.

The bill describes twenty-three planning and infrastructure development projects statewide, including proposals from the Department of Accounting and General Services (“DAGS”), OPSD, University of Hawai'i-West Oahu (“UHWO”), Hawai'i Health Systems Corporation (“HHSC”) and HCDA.

It is HCDA's desire to implement as many of these projects as possible. However, the breadth and scope of these projects suggests that a multi-agency approach may be necessary for implementation, especially given the need to expeditiously plan, design, and construct statewide TOD projects and much-needed infrastructure, statewide. The OPSD, HCDA, HHFDC, UHWO, and DAGS have developed a coordinated approach for implementation. **For the committee's consideration, we suggest the following:**

- Amending this bill to incorporate an approach that allows the HCDA to review each project in more depth, carry out the projects that HCDA can execute on, and transfer the implementation of other projects to other state agencies as necessary to ensure that projects are completed timely and efficiently, considering timing of the funding, and prioritization. If a project is transferred to another State agency for implementation, HCDA will coordinate the transfer to ensure an orderly transfer. For example, OPSD may be the more appropriate agency to implement the TOD planning projects, since OPSD is the agency tasked with undertaking planning activities (i.e. a “subject-matter agency”). HHFDC, as the agency that originally developed the Villages

of Kapolei, might be better suited for the road rehabilitation project since HHFDC has the background and knowledge of the Villages of Kapolei project (i.e. a "home agency"). Similarly, UHWO may be able to more efficiently implement the TOD infrastructure projects that are situated on university lands (i.e. a "land-owner agency").

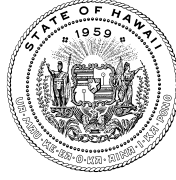
- A new section could be inserted after Section 3 of the bill to read as follows:

"SECTION __. The Hawai'i Community Development Authority, as the designated expending agency for capital improvement projects authorized in this Act, with the approval of the governor, may delegate to other state agencies the implementation of projects, including the transfer of funds to implement those projects, when it is determined to be advantageous to do so by the Hawai'i Community Development Authority as the original expending agency and the agency to which expending authority is to be delegated."

- Utilizing two (2) FTE and vacant positions within the Department of Business, Economic Development, and Tourism to augment HCDA staff's capacity to undertake the TOD infrastructure projects identified as priority projects, and other TOD projects listed in the bill.

Thank you for the opportunity to testify and to share our thoughts on this important bill.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



KEITH A. REGAN
COMPTROLLER
KA LUNA HO'OMALU HANA LAULĀ

MEOH-LENG SILLIMAN
DEPUTY COMPTROLLER
KA HOPE LUNA HO'OMALU HANA LAULĀ

STATE OF HAWAII | KA MOKU'ĀINA O HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES | KA 'OIHANA LOIHELU A LAWELAWE LAULĀ
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

WRITTEN TESTIMONY
OF
KEITH A. REGAN, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE COMMITTEES ON

**HOUSING
AND
WATER & LAND**

MARCH 21, 2023, 9:00 AM
CONFERENCE ROOM 430 AND VIA VIDEOCONFERENCE, STATE CAPITOL

S.B. 1191, S.D. 2

RELATING TO A TRANSIT-ORIENTED DEVELOPMENT

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and Members of the Committees, thank you for the opportunity to submit **comments** to Senate Bill (S.B.) 1191, S.D.2, which appropriates funds to the Hawaii Community Development Authority (HCDA) for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development.

We appreciate the intent of this proposed legislation which supports mixed-use development and affordable housing within transit-oriented development areas, and we recommend that language be included to authorize the HCDA to transfer projects to other agencies to allow for the most effective use of knowledge and resources for efficient implementation and completion of the various projects.

DAGS recommends adding a new section after the current Section 3 with the following language:

“SECTION __. The Hawaii Community Development Authority, as the designated expending agency for capital improvement projects authorized in this Act, with the approval of the governor, may delegate to other state agencies the implementation of projects, including the transfer of funds to implement those projects, when it is determined to be advantageous to do so by the Hawaii Community Development Authority as the original expending agency and the agency to which expending authority is to be delegated.”

Thank you for the opportunity to submit testimony on this measure.

LATE

SB-1191-SD-2

Submitted on: 3/20/2023 9:35:16 AM

Testimony for HSG on 3/21/2023 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Russell Tsuji	DLNR	Support	Remotely Via Zoom

Comments:

Request for zoom link to testify on behalf of DLNR. Written testimony submitted on DLNR's Testimony account and additional staff will be present at the hearing. Thank you!



LATE

RESOLUTION

SUPPORTING THE APPROPRIATION OF SUFFICIENT FUNDS FOR THE SARATOGA AVENUE ELECTRICAL AND COMMUNICATION INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the current electrical infrastructure in Kalaeloa community development district (KCDD) is owned and managed by the US Navy; and

WHEREAS, the KCDD has struggled with unreliable utilities for years that is an impediment to further community development in the KCDD; and

WHEREAS, the state budget includes an appropriation for an electrical and communications infrastructure corridor to be constructed, with a 12kV underground electrical distribution line built to HECO standards, on Saratoga Avenue from Enterprise Avenue to Hornet Avenue, at a cost of \$12,125,000 (the "Project"); and

WHEREAS the Project will provide reliable power to residents, businesses, and landowners in that downtown area of KCDD; and

WHEREAS, the Project will also support economic growth, including additional housing and commercial development resulting in additional jobs and opportunities; and

BE IT RESOLVED that the Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 supports the appropriation of sufficient funds for the Saratoga Avenue Electrical and Communication Infrastructure Improvements; and

BE IT RESOLVED FURTHER RESOLVED that Neighborhood Board No. 34 supports the intent of S.B. 2176 (2022) and H.B. 1600 (2022), and requests that the Hawaii State Legislature appropriate CIP funds in the amount of at least \$12,125,000 for the Saratoga Avenue Electrical and Communication Infrastructure Improvements to the Department of Business, Economic Development & Tourism - Hawaii Community Development Authority (BED150) for the Project; and

BE IT FURTHER RESOLVED that copies of this resolution be transmitted to the Governor, Senate President, Speaker of the House, Mayor of the City and County of Honolulu, Honolulu Council Members, Director of the Department of Business, Economic Development & Tourism, Executive Director of the Hawaii Community Development Authority, and all Neighborhood Boards.

Adopted by Makakilo/Kapolei/Honokai Hale Neighborhood Board No. 34 at its February 26, 2022 Regular Board Meeting, 7-0-0.



OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR

LATE

MICHAEL D. FORMBY
MANAGING DIRECTOR

KRISHNA F. JAYARAM
DEPUTY MANAGING DIRECTOR

March 20, 2023

The Honorable Troy N. Hashimoto, Chair
The Honorable Micah P.K. Aiu, Vice Chair
and Members of the Committee on Housing
Hawaii State Senate
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

The Honorable Linda Ichiyama, Chair
The Honorable Mahina Poepoe, Vice Chair
and Members of the Committee on Water and Land
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and Members of the Committees:

**Subject: SB 1191 SD2,
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

The City and County of Honolulu (City) strongly supports SB1192 SD2, Relating to Transit-Oriented Development. The measure would appropriate funds to the Hawaii Community Development Authority (HCDA) for statewide planning, designing, and constructing of various transit-oriented development projects.

The City strongly supports rehabilitation and upgrades to infrastructure in Iwilei and on those properties with close proximity to the rail and looks forward to continued collaboration with state agencies as we continue to work on regional master plans including, but not limited to, HCDA, Hawaii Housing and Finance Development Corporation (HHFDC) and the Office of Planning and Sustainable Development (OPSD).

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael D. Formby".

Michael D. Formby
Managing Director



200 South High Street
Wailuku, HI 96793
www.mauimpo.org

March 15, 2023

Testimony of Pamela Eaton
Maui MPO Executive Director
On behalf of Maui MPO Policy Board

Before the House Committee on Housing
House Committee on Water & Land

March 21, 2023 at 9:00 a.m.
Conference Room 430

SB 1191 S.D. 2
Honorable Troy N. Hashimoto, Chair
Honorable Micah P.K. Aiu, Vice Chair
Honorable Members of the House Committee on Housing

Honorable Linda Ichiyama, Chair
Honorable Mahina Poepoe, Vice Chair
Honorable Members of the House Committee on Water & Land

The Maui Metropolitan Planning Organization **supports** SB 1191 S.D. 2. This bill will provide the funding that catalyzes public and private investments in healthy communities that are walkable, provide a range of transportation options, affordable housing and a network of connected parks and open spaces all of which bring tremendous benefit to our communities

The County of Maui received approval for the Ka`ahumanu Community Corridor TOD Action Plan by the Hawaii Interagency TOD Council last year. In 2022, after final approval of the West Maui Community Plan update, the County of Maui received funding for the West Maui Community TOD Corridor study of which the primary objective is to implement some of the transportation and housing actions from the community plan update including: better connectivity of sidewalks and multiuse paths, increasing the frequency and availability of transit routes, and locating a transit hub close to affordable housing, commercial centers and schools. The South Maui Community Plan is currently in the review and approval process. Once the Plan update is approved, the South Maui TOD Corridor Study would begin in order to implement the various elements of the Plan update calling for better sidewalk connectivity, a new transit hub and more public transit in close proximity to affordable and work force housing areas.

The Maui experience has shown that these TOD planning efforts result in agencies and stakeholders working together to identify key actions to develop affordable housing, multi-modal transportation options, and economic vitality along the TOD corridor.

Thank you for the opportunity to provide testimony in **SUPPORT** of SB 1191, S.D. 2.

Sincerely,

Pam Eaton

Pamela Eaton
Executive Director, Maui MPO



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facebook.com/AARPHawaii

**The State Legislature
House Committee on Housing
House Committee on Water and Land
Tuesday, March 21, 2023
Conference Room 430, 9:00 a.m.**

TO: The Honorable Troy Hashimoto, Chair
The Honorable Linda Ichiyama, Chair

FROM: Keali'i S. López, State Director

RE: Support for S.B. 1191, SD2 Relating to Transit Orient Development

Aloha Co-Chairs Hashimoto and Ichiyama, and Members of the Committees:

My name is Keali'i Lopez and I am the State Director for AARP Hawai'i. AARP is a nonpartisan, social impact organization that advocates for individuals age 50 and older. We have a membership of nearly 38 million nationwide and nearly 140,000 in Hawaii. We advocate at the state and federal level for the issues that matter most to older adults and their families.

AARP supports S.B. 1192 SD2 which appropriates funds for statewide planning and coordination for transit-oriented development projects identified in the state strategic plan for transit-oriented development.

A livable community has affordable, appropriate housing, supportive features and services, and adequate mobility options for people, regardless of age or ability. While for many communities the general shortage of diverse and affordable housing is a challenge, a community can increase its livability by implementing measures to facilitate TODs that intentionally incorporate affordable housing. Without this intention, TODs can exacerbate the challenges of housing affordability due to increased land and property values. As Hawaii's policymakers seek to extend the benefits of TODs, we urge you to ensure that those benefits are available to people of low and moderate incomes and to those with different mobility challenges and needs. TOD policies must ensure that these developments provide both housing and transportation options and a range of features that allow people to retain independence as they age.

Thank you very much for the opportunity to testify in support **S.B. 1191, SD2**.



Testimony of the Oahu Metropolitan Planning Organization

Senate Committee on Housing and Water and Land

03/21/23 9:00 AM

RM 430 & Videoconference

SB 1192 SD2

Relating to Transit-Oriented Development

The Oahu Metropolitan Planning Organization (OahuMPO) **supports Measure SB 1192 SD2.**

The OahuMPO is the federally designated Metropolitan Planning Organization (MPO) on the island of Oahu responsible for carrying out a multimodal transportation planning process, including the development of a long-range (25-year horizon) metropolitan transportation plan, referred to as the Oahu Regional Transportation Plan (ORTP) that encourages and promotes a safe and efficient transportation system to serve the mobility needs of people and freight (including walkways, bicycles, and transit), fosters economic growth and development, and takes into consideration resiliency needs, while minimizing fuel consumption and air pollution ([23 CFR 450.300](#)).

The purpose of SD 1192 is to appropriate general funds to the Hawaii community development authority for fiscal years 2023-2025 for the planning, designing, and constructing of transit-oriented development projects. Currently, these funds are garnered using appropriations and request for funding has consistently exceeded available funds.

The U.S. Federal Transit Administration (FTA) notes that Transit-Oriented Development (TOD) enables the development of “dense, walkable, mixed-use development near transit.” This type of development creates connected communities and can support the development of affordable housing leading to more equitable communities. It is imperative to initiate affordable housing as well as increased access to alternative modes of transportation.

We find that SD 1191 SD 2 supports OahuMPO’s goals of: 1) promoting economic development through increased improvements to the transportation system, 2) providing a more equitable transportation system, and 3) promoting improved air quality via the expansion of the use of public transit.

Mahalo for the opportunity to provide testimony on this measure.



March 20, 2023

Representative Troy N, Hashimoto, Chair
Representative Micah P.K. Aiu, Vice Chair
House Committee on Housing

Representative Linda Ichiyama, Chair
Representative Mahina Poepoe, Vice Chair
House Committee on Water & Land

Testimony in Support of SB 1191, SD2 RELATING TO TRANSIT-ORIENTED DEVELOPMENT. (Appropriates funds to the Hawaii Community Development Authority for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development. Effective 7/1/2050. [SD2])

**Tuesday, March 20, 2023, 9:00 AM
State Capitol, Conference Room 430, Via Videoconference**

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. LURF's mission is to advocate for reasonable, rational, and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources, and public health and safety.

LURF **supports SB 1191, SD2**, which appropriates funds to the Hawaii Community Development Authority for statewide planning, designing, and constructing of various transit-oriented development (TOD) projects identified in the state strategic plan for transit-oriented development. (SD2)

TOD promotes mixed-use development and affordable housing and can stimulate economic development opportunities. Since 2016, the Hawaii Interagency Council for Transit-Oriented Development, (TOD Council) has been working with stakeholders and experts to coordinate the preparation and implementation of the State Strategic Plan for TOD. To implement the State's TOD Strategic Plan, the Legislature has appropriated capital improvement project funds for the TOD projects on Oahu and the neighbor island counties. This measure appropriates funds to maintain and enhance capacity to support planning of state and county TOD projects.

For the above reasons, LURF **supports SB 1191, SD1** and respectfully urges your favorable consideration.



Hunt Development Group, LLC
737 Bishop Street, Suite 2750
Honolulu, Hawai'i 96813
Office: 808-585-7900



Rep. Troy N. Hashimoto, Chair
Rep. Micah P.K. Aiu, Vice Chair
House Committee on Housing

Rep. Linda Ichiyama, Chair
Rep. Mahina Poepoe, Vice Chair
House Committee on Water & Land

March 21, 2023; 9:00 AM
Conference Room 430 & Videoconference

RE: SB 1191 SD2 – Relating to Transit-Oriented Development – IN SUPPORT

Aloha Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and members of the Committees:

Thank you for the opportunity to submit testimony in support of SB 1191 SD2, which appropriates funds to the Hawaii Community Development Authority (“HCDA”) for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development.

We support items (7) Kalaeloa electrical undergrounding and (8) Saratoga Avenue electrical upgrade, and accompanying funding that is required. We note that HB 300 HD1 was amended and deleted \$12,125,000 in funding for Saratoga Avenue.

In connection with its 535-acre portion of HCDA’s 3,700-acre Kalaeloa Master Plan, Hunt Companies is working with Gentry Homes to bring the first 389 new for-sale homes for local families to Kalaeloa. Also, construction is underway on the 98,000 square foot state-of-the-art VA ALOHA medical clinic, which is expected to be completed in January 2024.

These were made possible, in part, by Hunt Companies taking on the long-needed upgrades to the infrastructure and operations of the water utility in Kalaeloa, followed by launching more than \$35 million of roadway and utility infrastructure that provide benefit to the entire region.

There is much more to be done in terms of roadways, regional connections, utilities, and additional water and power infrastructure to make Kalaeloa the vibrant new addition for West Oahu families that is envisioned by HCDA’s Master Plan, and the Kalaeloa electrical upgrades are vital to that dream becoming reality.

We appreciate your efforts to help spur much needed infrastructure to support community development in Kalaeloa.

Paul J. Kay, Executive Vice President & COO
Hunt Development Group, LLC



LATE

**TESTIMONY ON SB 1191, SD2
RELATING TO TRANSIT-ORIENTED DEVELOPMENT**

**The Honorable Troy N. Hashimoto, Chair
The Honorable Micah P.K. Aiu, Vice Chair
House Committee on Housing**

**The Honorable Linda Ichiyama, Chair
The Honorable Mahina Poepoe, Vice Chair
House Committee on Water & Land**

**Tuesday, March 21, 2023 at 9:00 A.M.
Conference Room 430 & Videoconference
415 South Beretania Street**

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and Members of the Committees:

The Hawaii Military Affairs Council ("MAC") **supports SB 1191, SD2, specifically projects under (7) Kalaeloa electrical undergrounding and (8) Saratoga Avenue electrical upgrade.**

The Hawaii Military Affairs Council (MAC) was established in 1985 when the Chamber was appointed by the State to serve as the liaison to the military. The MAC advocates on behalf of Hawaii's military, and is comprised of business leaders, academic institutions, State and County officials, members of the CODEL, community leaders, labor unions and organizations and retired U.S. flag and general officers. The MAC works to support Hawaii's location as a strategic U.S. headquarters in the Indo-Asia-Pacific region which is crucial for U.S. national and homeland security.

The Kalaeloa Community Development District (KCDD) encompasses approximately 3,700 acres of land within the former Barbers Point Naval Air Station (BPNAS) in Leeward Oahu. To enable redevelopment and advance mixed-use and affordable housing development, the KCDD requires energy reliability, security, and resilience. **Since Barbers Point was closed more than 20 years ago, the electrical utilities have not received any systematic upgrades or renewal.**

The MAC has worked with the Hawaii Congressional Delegation (CODEL) to authorize the Secretary of the Navy to work with the State of Hawaii to install a new electrical system and then to move the non-Navy customers off the Navy system to the new electrical system. This includes the Army National Guard. An appropriations request has been submitted to the CODEL for their consideration in FY'24.



This will allow more development plans to proceed. For example, the first new residential project to be built in Kalaeloa broke ground since the establishment of the KCDD, and it will be located next to the new Daniel Kahikina Akaka Veteran Affairs Clinic. The construction of the \$120 million VA Clinic is on schedule and is expected to be open in 2024. It will provide specialized health care for 87,000 Hawaii veterans. Much more infrastructure improvements are needed to spur community development in Kalaeloa.

Thank you for the opportunity to testify in support and the MAC asks for your favorable support of this measure.



The Honorable Troy N. Hashimoto, Chair, and Members
House Committee on Housing
The Honorable Linda Ichiyama, Chair, and Members
House Committee on Water & Land
State House of Representatives
State Capitol
Honolulu, HI 96813

Dear Chair Hashimoto, Chair Ichiyama, and Members of the House Committees on Housing and Water & Land:

RE: S.B. 1191, S.D. 2 RELATING TO TRANSIT-ORIENTED DEVELOPMENT
Hearing: Tuesday, March 21, 2023; 9:00 a.m.
Conference Room 430 via Videoconference

My name is Debbie Luning, testifying on behalf of Gentry Homes, in support of S.B. 1191, S.D. 2, which includes an appropriation for **Kalaeloa electrical undergrounding**.

Gentry Kalaeloa LLC, a subsidiary of Gentry Homes, is pioneering the development of the first new residential community in the Kalaeloa Community Development District (KCDD), "Ka'ulu by Gentry." And while the new Ka'ulu community will not be dependent on the electrical upgrades included in this bill, we believe the upgrades are absolutely necessary for not only current residents and businesses, but also for future growth of the area.

This appropriation is sorely needed in order that currently substandard electrical and communications systems in Kalaeloa can be brought up to industry standards. Existing residents and businesses continue to suffer from blackouts far too often and in many parts of Kalaeloa, new users are unable to hook up to the electrical system due to limited capacity. The improvements are also essential for the continued growth of the KCDD – an area that has been designated for future TOD expansion and which has heretofore been largely untapped due to inadequate infrastructure.

Thank you for the opportunity to express our support of funding of the Kalaeloa electrical undergrounding project.

Sincerely,

GENTRY HOMES, LTD.

Debra M. A. Luning
Director of Governmental Affairs and Community Relations



**Hawaiian
Electric**

LATE

**WRITTEN TESTIMONY BEFORE THE HOUSE COMMITTEES ON HOUSING
AND WATER & LAND**

**SB 1191, SD 2
Relating to Transit-Oriented Development**

Tuesday, March 21, 2023
9:00 am, Agenda Item # 3
State Capitol, Conference Room 430

Dave Okamura
Director, Engineering Division
Hawaiian Electric

Chairs Hashimoto & Ichiyama, Vice Chairs Aiu & Poepoe, and Members of the
Committees,

My name is Dave Okamura and I am testifying on behalf of Hawaiian Electric in
support of SB 1191, SD2.

Hawaiian Electric supports the bill with respect to its funding appropriations to the
Hawaii Community Development Authority for replacement of the Navy's antiquated
electrical facilities in Kalaeloa (item 7) and on Saratoga Avenue (item 8) to enable
tenants to receive service directly from Hawaiian Electric. We note that current
estimates for Kalaeloa and Saratoga Avenue improvements are for overhead lines. If it
is decided to underground the lines, the cost estimate will be much more expensive.

Thank you for the opportunity to testify.



Working together for Kapolei

March 20, 2023

Committee on Housing
Rep. Troy N. Hashimoto, Chair
Rep. Micah P.K. Aiu, Vice Chair



AND

Committee on Water and Land
Rep. Linda Ichiyama, Chair
Rep. Mahina Poepoe, Vice Chair

March 21, 2023; 9:00 AM
Conference Room 430 & Videoconference

RE: SB 1191 SD2 – Relating to Transit-Oriented Development – IN SUPPORT

Chairs Hashimoto and Ichiyama, Vice Chairs Aiu and Poepoe, and members of the Committees:

My name is Kiran Polk, and I am the Executive Director of the Kapolei Chamber of Commerce. The Kapolei Chamber of Commerce is an advocate for businesses in the Kapolei region. The Kapolei Chamber of Commerce is an advocate for businesses in the Kapolei region including Waipahu, Ewa Beach, **Kapolei, Kalaeloa**, Nanakuli, Waianae and Makaha. The Chamber works on behalf of its members and the entire business community to improve the regional and State economic climate and help Kapolei businesses thrive.

Thank you for the opportunity to submit testimony in support of SB 1191 SD2, which appropriates funds to the Hawaii Community Development Authority (“HCDA”) for statewide planning, designing, and constructing of various transit-oriented development projects identified in the state strategic plan for transit-oriented development. appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2023-2024 and 2024-2025.

We SUPPORT needed funding for the following items:

- (2) Villages of Kapolei road rehabilitation for county dedication;
- (3) Kualakai parkway overpass construction;
- (4) East Kapolei infrastructure construction: roads, sewer, drainage;
- (7) Kalaeloa electrical undergrounding;
- (8) Saratoga avenue electrical upgrade;
- (10) University of Hawaii, west Oahu campus infrastructure for 10-acre parcel;
- (15) Waipahu civic center;

We specifically would like to point out that HB 300 HD1 was amended and \$12,125,000 in funding for Saratoga Avenue was deleted which specifically relates to items (7) Kalaeloa electrical undergrounding and (8) Saratoga Avenue electrical upgrade.

West O’ahu’s growing population of almost 200,000 includes the Waianae Coast, Ewa, and Waipahu and Kalaeloa. **Decades ago, the City and County of Honolulu adopted a goal of creating a “Second City” and moving residential and economic growth toward West O’ahu.** The State adopted a similar long-standing policy to redirect growth away from Honolulu and toward Kapolei. To match this dynamic growth the emergence of new job centers in West O’ahu is essential to keep pace with the population growth. In order for planned growth to occur, **critical infrastructure is needed surrounding the planned Transit Oriented Development areas in East Kapolei as well as planned development in Kalaeloa.**

The planned development in HCDA’s 3,700-acre Kalaeloa Master Plan will play a key role in providing these job centers in Kalaeloa. Upgrades to aged infrastructure including bringing electricity down Saratoga Avenue is essential for the development of these job centers and economic development in Kalaeloa.

The Kapolei Chamber of Commerce also has an Economic Revitalization Task Force established with priorities including priorities focused on economic development and revitalization efforts, and the economic development grants will provide an opportunity to materialize these vital efforts for West O’ahu. **Even though we are a burgeoning community – we lack the most critical infrastructure, connectivity, and business resources.**

Thank you for the opportunity to provide testimony.

Respectfully,

A handwritten signature in black ink, appearing to read "K Polk", is centered within a light gray rectangular box.

Kiran Polk
Executive Director

SB-1191-SD-2

Submitted on: 3/15/2023 10:42:12 PM

Testimony for HSG on 3/21/2023 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Will Caron	Individual	Support	Written Testimony Only

Comments:

Please support SB1191 SD2.

LATE

SB-1191-SD-2

Submitted on: 3/20/2023 11:31:22 AM

Testimony for HSG on 3/21/2023 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Cynthia Rezendes	Individual	Support	Written Testimony Only

Comments:

I support the legislature funding the improvement projects named in SB 1191, SD1 for Kalaeloa and Kapolei, specifically items 2 (1), (2), (3), (4), and (7).

House Committees on Housing, and on Water & Land
Tuesday March 21, 2023 at 9 a.m.

LATE

Aloha Chairs, Vice Chairs, and, and members of the Committees:

Regarding SB1191, SD2 Relating to Transit Oriented Development.

I strongly support the legislature funding the improvement projects named in SB 1191, SD2 for Kalaeloa and Kapolei.

Kalaeloa is an underserved area of Hawaii and needs infrastructure support throughout the entire area. Saratoga is a good start and improvements need to eventually extend to the Corals Seas Road area.

With respect.
Mahalo,
Stephen H. Yuen
stevey@g70.design

Oahu resident and longtime Kalaeloa recreational user.

LATE

SB-1191-SD-2

Submitted on: 3/20/2023 12:39:24 PM

Testimony for HSG on 3/21/2023 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Queen Coloma	Individual	Support	Written Testimony Only

Comments:

I support the legislature funding the improvement projects named in SB 1191, SD2 for Kalaeloa and Kapolei.

LATE

SB-1191-SD-2

Submitted on: 3/20/2023 3:51:22 PM

Testimony for HSG on 3/21/2023 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
LIBRADO COBIAN	Individual	Support	Written Testimony Only

Comments:

I support the legislature funding the improvement projects named in SB 1191, SD2 for Kalaeloa and Kapolei."

Li Cobian