



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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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 TRANSPORTATION

Thursday, January 30, 2025
9:50 AM
State Capitol, Conference Room 430 & Videoconference

In consideration of
HB1484
RELATING TO TRANSIT ORIENTED DEVELOPMENT.

Chairs Evslin and Kila, Vice Chairs Miyake and Grandinetti, and members of the Committees.

The Hawai'i Community Development Authority (HCDA) respectfully offers comments on HB1484, which establishes the Transit Oriented Community Improvement Partnership within the Department of Transportation (DOT) and authorizes the HCDA to assist the mission of the Partnership.

As a redevelopment agency, HCDA's primary mission is to establish community development plans, determine programs and cooperate with private enterprise and the various components of federal, state, and county governments to bring community development plans to fruition.

Proposing the following revision:

Page 48, Line 1: Remove HCDA's Section 206E-4 new subsection (19) that gives HCDA the power to assist the partnership if the authority approves the assistance. Included in the powers of the partnership is the power to cooperate with governmental agencies.

Thank you for the opportunity to provide testimony.

HB-1484

Submitted on: 1/27/2025 6:09:35 PM

Testimony for HSG on 1/30/2025 9:50:00 AM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Seth Kamemoto | Individual | Oppose | Written Testimony Only |

Comments:

It appears the new agency can self-certify projects that it deems to qualify, regardless of geographical boundary. I'm not convinced that the "projects pursuant to this chapter" have any real limitations beyond what this new board will vote on. There appear to be "suggestions" on TOD boundaries, but I don't see the qualified projects tied directly to those boundaries.

That's potentially very dangerous, due to the sweeping exemption clauses, not unlike 201H-38: "projects pursuant to this chapter shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to special improvement district assessments or requirements; land use, zoning, and construction standards for development, and improvement of land; provided that the community improvement planning activities of the partnership shall be coordinated with the county planning departments and the county land use plans, policies, and ordinances."

The phrasing, "coordinated with", doesn't give the county any real authority to modify or deny any project moving through this new agency. I believe this bill needs some combination of stricter geographic boundaries and more meaningful authority from the respective county.

HB-1484

Submitted on: 1/29/2025 7:02:58 AM

Testimony for HSG on 1/30/2025 9:50:00 AM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Janyce Mitchell | Individual | Oppose | Written Testimony Only |

Comments:

I am writing to oppose this bill as it currently stands.

While I generally support transit oriented development, this bill exempts such developments from requirements such as land use and zoning (page 42, section -18). That is a terrible idea. We have land use and zoning requirements for specific reasons and to ensure that the environmental and cultural resource of our state are protected. Please remove this exemption or oppose this bill.

Thank you for your time and attention.

HB-1484

Submitted on: 1/29/2025 8:16:37 AM

Testimony for HSG on 1/30/2025 9:50:00 AM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|------------------------|
| Jolyn Okimoto | Individual | Oppose | Written Testimony Only |

Comments:

Aloha Chairs, Vice Chairs and Representatives,

My name is Jolyn Okimoto and I am submitting testimony as an individual to OPPOSE HB1484.

The proposed measure seeks overly broad exemptions: "projects pursuant to this chapter shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to special improvement district assessments or requirements; land use, zoning, and construction standards for development, and improvement of land; provided that the community improvement planning activities of the partnership shall be coordinated with the county planning departments and the county land use plans, policies, and ordinances."

Also, what is to prevent the proposed Transit oriented community improvement partnership from simply simply self-certifying any project in the name of transit oriented development?

Please OPPOSE HB1484.

Thank you for your time and consideration.

J. Okimoto, Honolulu

HB-1484

Submitted on: 1/29/2025 9:12:54 AM

Testimony for HSG on 1/30/2025 9:50:00 AM

| Submitted By | Organization | Testifier Position | Testify |
|---------------------|---------------------|---------------------------|---------------------------|
| Galen Fox | Individual | Support | Written Testimony Only |

Comments:

Support HB1484. Housing and transportation are directly linked, and planning both as part of integrated communities with stores, public and private services within walking distance lowers the cost of housing and transportation. We need this type of integrated development. Not understanding attaching the partnership to DOT rather than DBEDT, since housing and business development are primary tasks.

Aloha,

Galen Fox

HB-1484

Submitted on: 1/29/2025 1:47:37 PM

Testimony for HSG on 1/30/2025 9:50:00 AM

| Submitted By | Organization | Testifier Position | Testify |
|-----------------|--------------|--------------------|------------------------|
| Brett Kurashige | Individual | Oppose | Written Testimony Only |

Comments:

While in agreement with HB 1484’s overarching stated goal of “affordable communities”, I am submitting testimony in strong opposition to HB 1484.

In my opinion, it is unclear if creation of a new State-level agency (i.e., the proposed **TRANSIT ORIENTED COMMUNITY IMPROVEMENT PARTNERSHIP/TOCIP**), along with its associated bureaucracy/staff, is the most effective use of State resources to achieve the stated goal.

Many of the proposed functions and authorities of TOCIP overlap existing State/County agencies. This duplication of effort (not to mention the time/cost of starting a new State agency from scratch) may indeed hinder/slow/complicate, instead of streamline/expedite, affordable community development.

The relatively affordable communities of Mililani, Mililani Mauka, Koa Ridge, Kapolei, Ewa Villages, Makakilo (to name a few) were envisioned and built by private developers, not a State agency.

Mahalo for the opportunity to submit testimony in opposition to HB 1484.