

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
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

Statement of
DEAN MINAKAMI
Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON WATER & LAND

February 13, 2025 at 9:30 a.m.
State Capitol, Room 411

In consideration of
H.B. 1409 HD1
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

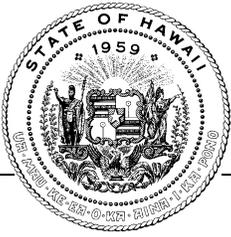
Chair Hashem, Vice Chair Lamosao, and members of the Committee.

HHFDC **supports** HB 1409 HD1, which amends the funding priorities of the Rental Housing Revolving Fund (RHRF) to incentivize development in areas that satisfy transit-supportive density requirements; allocates a minimum percentage of RHRF moneys for certain mixed-income rental housings projects; requires the Transit-Oriented Development (TOD) Infrastructure Improvement District Board to consider the infrastructure needs of transit-supportive density requirements; and requires the strategic plan developed by the Hawai'i Interagency Council for TOD to delineate county-designated transit-oriented development areas for each county.

HHFDC supports the development of high-density communities near transit stations, particularly stations near a locally preferred alternative for a mass transit project. TOD has the potential to lower transportation costs for residents, reduce traffic congestion, improve accessibility to businesses and services, efficiently use infrastructure, and create healthier, walkable communities. The bill promotes high-density TOD neighborhoods by incentivizing the counties to adopt high-density standards to receive prioritization of RHRF funding.

We note that page 10, lines 7-8 define "County-designated transit-oriented development area" with a reference to HRS 226-63 (d). However, section 226-63 (d) does not appear to exist.

Thank you for the opportunity to testify on this bill.



**STATE OF HAWAI'I
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON WATER AND LAND

Thursday, February 13, 2025

9:30 AM

State Capitol, Conference Room 411

in consideration of
HB 1409, HD 1
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Chair Hashem, Vice Chair Lamosao, and Members of the Committee.

The Office of Planning and Sustainable Development (OPSD) **supports with comments** HB 1409, HD 1, which establishes what constitutes transit-oriented development (TOD) and incentivizes housing development in county-designated transit-oriented development areas or zones.

OPSD believes that directing housing to TOD areas enables the creation of more walkable, vibrant communities in areas with transit service and where infrastructure exists, or can be improved, to accommodate additional growth. Directing public funds to support higher-density housing in TOD areas is essential to accomplishing this goal.

In particular, OPSD **strongly supports** the amendments to Hawai'i Revised Statutes § 226--63, which would define TOD and provide clarity for statewide TOD implementation as to what constitutes county-designated TOD areas. This bill also directs the TOD Council to ensure the [*State Strategic Plan for Transit-Oriented Development*](#) incorporates the county-designated TOD areas of the Counties to facilitate coordination and collaboration in the implementation of shared TOD initiatives.

Thank you for the opportunity to testify on this measure.

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

February 13, 2025

The Honorable Mark J. Hashem, Chair
and Members of the Committee on Water & Land
Hawai'i House of Representatives
Hawai'i State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813

Subject: House Bill No. 1409, HD1
Relating to Transit-Oriented Development

Dear Chair Hashem and Committee Members:

The Department of Planning and Permitting (DPP) offers **comments, with a suggested amendment**, on House Bill No. 1409, HD1. The Bill amends the funding priorities of the rental housing revolving fund (RHRF), allocates a minimum percentage of the RHRF for certain mixed-income rental housing projects, requires the TOD infrastructure improvement district board to consider the infrastructure needs of transit-supportive density requirements, and requires the strategic plan to delineate county-designated TOD areas for each county.

As we understand, development in TOD areas could receive priority for RHRF financing based on meeting certain criteria, including ministerial processing of applicable permits and a minimum floor area ratio (FAR). Therefore, we note the following:

- The Bill's definition of "ministerial" is different than the DPP's use of the term, which entails no discretionary review of permits, and only partially aligns with the City's TOD permitting procedures. For example, catalytic projects seeking a Planned Development-Transit permit for maximum flexibility, such as to modify density, height, and height setbacks, are currently reviewed and approved by the Honolulu City Council due to their potential to impact the surroundings. The remaining TOD permits are only reviewed and approved by the DPP Director.

The Honorable Mark J. Hashem, Chair
and Members of the Committee on Water & Land
Hawai'i House of Representatives
House Bill No. 1409, HD1
February 13, 2025
Page 2

- The Bill prescribes the maximum FAR allowed by the adopted TOD Special District or applicable TOD plan, but no less than 7.0 FAR, within ¼-mile of a rail station; and no less than 6.0 FAR for areas between ¼-mile and ½-mile of a rail station. These thresholds align with the allowable FAR through the City's TOD regulations.

As background, these components were developed through significant input from the TOD neighborhood planning process that included community outreach, consultant and staff analyses, and City Council deliberations.

Furthermore, we understand that based on the Bill's definition of "county-designated transit-oriented development areas," there is deference to counties on designation of the TOD areas. However, we noticed a potential conflict and inconsistent use of the term on page 17 of the Bill, and ask that this be clarified as follows:

"(6) Delineate for each county, ~~[county-designated]~~ transit-oriented development areas within which transit-rich, pedestrian-oriented development is desired and investment in transit-oriented development and supporting infrastructure is to be directed."

Thank you for the opportunity to testify.

Very truly yours,



Dawn Takeuchi Apuna
Director Designate



holomua

COLLABORATIVE

OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

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Page 1 of 2

Committee: House Committee on Water and Land
Bill Number: HB 1409 HD1, Relating to Transit-Oriented Development
Hearing Date and Time: February 13, 2025, 09:30am (Room 411)
Re: Testimony of Holomua Collaborative – Support

Aloha Chair Hashem, Vice Chair Lamosao, and members of the committee:

Mahalo for the opportunity to submit testimony **in support** of HB1409 HD1, Relating to Transit-Oriented Development.

Hawai'i's housing crisis continues to drive local families to move to the continent. In October 2024, a survey¹ gathering information about the day-to-day financial experience of local workers was released and it suggests this growing crisis has the potential to reach staggering levels. When nearly 1,500 local workers were asked if they may need to move to a less expensive state, only thirty-one percent answered a definitive “no,” while sixty-nine percent said “yes” or “unsure.” And nearly two-thirds of the respondents said the cost of housing was the primary impact on their cost of living in Hawai'i. Each local worker and family we lose to the continent contributes to a loss of our economy, our culture, and our family.

A prime opportunity for further housing development that would afford local working families the opportunity to stay in Hawai'i is in transit-oriented development (TOD) areas. TOD is a proven model for creating sustainable, walkable communities. By focusing development near transit hubs, we are investing in the future of our state in a way that maximizes the use of public transit infrastructure. TOD encourages mixed-use development that includes housing, office space, retail, and community services—all within walking distance of transit stations. This not only makes it easier for people to access jobs, education, healthcare, and other essential services but also reduces the reliance on cars, ultimately lowering traffic congestion, reducing carbon emissions, and promoting a healthier environment.

There is room for improvement in housing development in transit-oriented development areas. We can do better both in: (a) making the most of the space for housing in these areas; and (b) helping to make the housing pencil out for the people who are going to build these new units. Specifically, this bill addresses the challenge that current maximum floor area ratios limit the volume of housing units that can be built in TOD housing areas.

Because of these limitations, development is often spread out, causing issues like higher costs for building roads and providing services. Allowing for Rental Housing Revolving Funds to be used for mixed-income housing projects in TOD districts with increased floor area ratios that support transit-oriented development is an efficient and impactful use of taxpayer moneys. It will result in more units being built at prices that are attainable for local families.

¹ <https://holomuacollective.org/survey/>

Additionally, this bill would expedite transit-oriented development by streamlining the permitting process. By ensuring that developments in TOD areas are processed as ministerial permits, this measure removes unnecessary bureaucratic obstacles that slow down critical housing projects. This will allow homebuilders to move forward more quickly, reducing costs and enabling more housing units to be brought online in a timely manner.

House Bill 1409 HD1 is a comprehensive and forward-thinking approach to addressing Hawai'i's housing needs, economic growth, and environmental sustainability. By prioritizing transit-oriented development in key areas, encouraging affordable housing, and streamlining the development process, we are laying the groundwork for a future that benefits everyone—families, communities, and our state as a whole.

Sincerely,



Joshua Wisch
President & Executive Director



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for HB 1409 HD1– RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

House Committee on Water and Land

Wednesday, February 13, 2025 at 9:30AM Conf. Rm. 415 and via Videoconference

Aloha Chair Hashem, Vice Chair Lamasao, and members of the committee,

Mahalo for the opportunity to testify in strong support of **HB1409 HD1**, which establishes a framework for transit-oriented development (TOD) within the HRS and prioritizes the development of mixed-income housing in county-designated TOD zones.

Hawaii faces one of the most severe housing shortages in the nation, with thousands of families struggling to secure safe and affordable housing¹. At the same time, rising transportation costs disproportionately burden low- and moderate-income households. Increasing density in TOD areas provides a comprehensive solution to these challenges by creating affordable housing near transit hubs, which reduces reliance on private vehicles and promotes equitable access to jobs, schools, and essential services.

Increased density in TOD areas directly benefits vulnerable communities by expanding affordable housing options in transit-rich locations. By defining TOD density, this bill would incentivize counties to adopt a density standard which would benefit residents with limited financial means and reduce their housing and transportation costs, two of the largest household expenses². For families living paycheck to paycheck, this represents a lifeline, offering more disposable income for necessities like food, healthcare, and education.

Moreover, TOD promotes inclusivity and diversity by integrating affordable housing into high-opportunity areas, counteracting the historical patterns of segregation and displacement caused by exclusionary zoning and gentrification. Mixed-income developments, as incentivized by this bill, foster vibrant, integrated communities where people of different economic backgrounds can live, work, and thrive together³.

Increased density in TOD zones also brings significant economic benefits by creating opportunities for local businesses and reducing public infrastructure costs⁴. Compact, transit-supportive developments make more efficient use of land and infrastructure, lowering the per-capita cost of services like roads, utilities, and public transit. Furthermore, higher residential density increases ridership on public transit systems, making them more sustainable and

¹ <https://uhero.hawaii.edu/wp-content/uploads/2024/05/HawaiiHousingFactbook2024.pdf>

² <https://iri.hks.harvard.edu/files/iri/files/fostering-equitable-and-sustainable-transit-oriented-development.pdf>

³ <https://housingmatters.urban.org/research-summary/how-transit-oriented-development-can-promote-equitable-healthy-communities>

⁴ <https://tod.itdp.org/why-tod-matters.html>



HAWAII APPLESEED

CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai'i Appleseed Center for Law and Economic Justice
Support for HB 1409 HD1– RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

House Committee on Water and Land

Wednesday, February 13, 2025 at 9:30AM Conf. Rm. 415 and via Videoconference

reducing Hawaii's reliance on imported fossil fuels, aligning with the State's climate goals to reduce VMT by 2050⁵.

Additionally Hawaii Appleseed supports incentivizing adoption of TOD standards through prioritizing the Rental Housing Revolving Fund (RHRF). The RHRF is a critical resource for financing price-restricted rental housing that serves low- and moderate-income families. Prioritizing the allocation of RHRF funds to counties that adopt state TOD standards within their TOD districts is an effective incentive.

Directing RHRF resources toward TOD locations ensures that affordable housing is built near transit hubs, where it can have the greatest impact. Low-income renters, who are the primary beneficiaries of price-restricted rentals, are also the most likely to rely on public transit. By living in TOD areas, these renters can reduce their transportation costs while gaining improved access to jobs, education, and essential services.

This approach not only promotes equity but also maximizes the social and economic value of public investments in transit infrastructure. **It incentivizes counties to adopt state TOD standards, encouraging compact, walkable, and transit-supportive communities.** By fostering development in TOD districts, we can reduce urban sprawl, lower greenhouse gas emissions, and build vibrant neighborhoods that are socially, economically, and environmentally sustainable.

HB1409 HD1 promotes a sensible and equitable vision for Hawaii's TOD future. By increasing density in TOD zones and prioritizing the development of affordable housing in these areas, this bill addresses the housing crisis, reduces social inequities, and supports sustainable, connected communities. I strongly urge the committee to pass this measure.

Mahalo for the opportunity to testify.

⁵https://climate.hawaii.gov/hi-mitigation/hi-clean-cars-faq/transportation-choices/?utm_source=chatgpt.com



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

February 13, 2025

House Committee on Water and Land
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for HB 1409 HD1 - RELATING TO TRANSIT-ORIENTED DEVELOPMENT

Aloha Chair Hashem, Vice Chair Lamosao, and Members of the Committee,

On behalf of Hawai'i YIMBY, we are writing in **support of HB 1409 HD1** which would better define what constitutes Transit-Oriented Development (TOD) and allocate Rental Housing Revolving Fund funds to incentivize more dense housing development within county-designated TOD areas.

We believe in fixing incentives. This includes adding new incentives to target housing development towards places that we have said for so long that we want the housing to go. We can and should prioritize our more abundant and dense housing efforts towards those areas that will be best suited for the increase in density, our TOD districts.

In the ongoing conversation around the housing crisis, both supporters and opponents of housing development say that housing should go along the rail, it is time to increase the stock of dense housing in areas served by transit.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

We ask your support for this bill. Thank you for the opportunity to testify.

Sincerely,
Damien Waikoloa
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega
Chapter Lead, Hawai'i YIMBY





Testimony of the Oahu Metropolitan Planning Organization

Committee on Water & Land

**February 13, 2025 at 9:30AM
Conference Room 229 & Videoconference**

HB1409 Relating to Transit-Oriented Development

Dear Chairs Hashem, Vice Chair Lamosao, and Committee Members,

The Oahu Metropolitan Planning Organization (OahuMPO) **supports HB1409**, which aims to streamline housing development near public transit by providing incentives for construction in these areas. The bill prioritizes affordable housing for low- and moderate-income families, while simplifying the development process for builders. It also ensures critical infrastructure improvements in transit-oriented zones, promoting the creation of sustainable, walkable communities that reduce reliance on cars, lower emissions, and support local businesses.

This bill is consistent with several goals of the Oahu Regional Transportation Plan (ORTP), including support for active and public transportation, promoting an equitable transportation system, and improving air quality and protecting environmental and cultural assets.

Incentivizing building at a higher-density in designated areas close to public transit areas will encourage more walkable, connected communities where residents drive far less each day than their counterparts in more sprawling locations.¹ In addition, mixed-use developments makes it easier for people to get around without their car, which can reduce emissions and transportation costs, while providing more opportunities for physical activity, and improving access for those who do not own a vehicle.²

For the State to meet its climate and energy goals, emissions from the ground transportation sector must be reduced. In 2019, emissions from transportation activities in Hawaii were 10.68 MMT CO₂ Eq, accounting for 54.9 percent of Energy sector

¹ <https://smartgrowthamerica.org/wp-content/uploads/2020/10/Driving-Down-Emissions-FINAL.pdf>

² IBID.

emissions.³ Ground transportation accounted for the second largest portion of transportation emissions, at 37.7 percent.⁴

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), which encourages and promotes a safe, efficient, and resilient transportation system that serves the mobility needs of all people and freight (including walkways, bicycles, and transit), fosters economic growth and development, while minimizing fuel consumption and air pollution ([23 CFR 450.300](#)).

OahuMPO notes the amendments and comments by the Office of Planning and Sustainable Development (OPSD) and Department of Planning and Permitting (DPP) and respectfully requests the Committees to consider them.

Mahalo for the opportunity to provide testimony on this measure.

³ https://health.hawaii.gov/cab/files/2023/05/2005-2018-2019-Inventory_Final-Report_rev2.pdf

⁴ IBID.

Feb. 13, 2025, 9:30 a.m.
Hawaii State Capitol
Conference Room 411 and Videoconference

To: House Committee on Water and Land
Rep. Mark Hashem, Chair
Rep. Rachele Lamosao, Vice-Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: HB1409 — RELATING TO TRANSIT-ORIENTED DEVELOPMENT

Aloha Chair Hashem, Vice-Chair Lamosao and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [HB1409 HD1](#), which would encourage the construction of higher-density buildings in county-established transit-oriented development zones or districts.

Specifically, the bill would prioritize funding from the Hawaii Housing Finance and Development Corp. to projects in TOD areas, as long as the county where the project is proposed allows permits for such projects to be processed ministerially, and as long as the county allows certain levels of density in its TOD areas.

These density levels would range from a floor-area ratio of 4.0 to 7.0 or the maximum FAR allowed by the county's TOD district or plan, depending on where the project would be located in the TOD zone.

This bill could have positive implications for Hawaii's housing market.

By encouraging dense, walkable neighborhoods in areas well-served by transit — such as near the Skyline — this bill would make Hawaii more vibrant and connected.

As Grassroot pointed out in a 2023 policy brief, “studies show that walkable neighborhoods also yield positive health outcomes. People lose weight, cardiovascular disease declines, and people report being happier.”¹

¹ Jonathan Helton, [“How to facilitate more homebuilding in Hawaii.”](#) Grassroot Institute of Hawaii, December 2023, p. 16.

Economically speaking, it makes sense to build more housing in urban areas because water and wastewater infrastructure is usually already present, which could help lower capital expenditures for state and local governments.

Furthermore, individuals who have good access to transit can realize lower transportation costs. Research has found that households living in TOD areas in California save \$429 a year on transportation — equal to about 6% of the households' annual transportation spending.² For Hawaii families struggling with the high cost of living, any reduction in transportation spending would be a benefit.

The ministerial — otherwise known as by-right — permitting process proposed by the bill would make these types of developments more feasible.

According to The Economic Research Organization at the University of Hawai'i, Hawaii's housing regulations are the strictest in the country, and "approval delays" for housing developments are three times longer than the national average among communities surveyed.³ Likewise, UHERO researchers estimated that regulations comprise 58% of the cost of new condominium construction.⁴

UHERO has also pointed out that "by-right development ordinances have the potential to speed project approval and substantially reduce project costs by reducing opportunities for neighborhood opponents of specific or all affordable housing projects to stop their development."⁵

Likewise, increasing legal densities in TOD zones will support the creation of more housing units, helping projects pencil out and adding much-needed units.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

² Hongwei Dong, "[Evaluating the impacts of transit-oriented developments \(TODs\) on household transportation expenditures in California](#)," Journal of Transport Geography, Vol. 90, January 2021.

³ Rachel Inafuku, Justin Tyndall and Carl Bonham, "[Measuring the Burden of Housing Regulation in Hawaii](#)," The Economic Research Organization at the University of Hawai'i, April 14, 2022, p. 6.

⁴ Justin Tyndall and Emi Kim, "[Why are Condominiums so Expensive in Hawai'i?](#)" The Economic Research Organization at the University of Hawai'i, May 2024, p. 11.

⁵ Carl Bonham and Sumner La Croix, "[The Maui County Comprehensive Affordable Housing Plan: Understanding its Pros and Cons and Ideas for How to Improve it](#)," The Economic Research Organization at the University of Hawai'i, Oct. 21, 2021, p. 5.



Housing Hawai'i's Future
PO Box 3043
Honolulu, HI 96802-3043

February 13, 2025

TO: Chair Hashem and members of the House Committee on Water & Land
RE: HB 1409 HD1 RELATING TO HOUSING.

Dear Chair Hashem and Committee Members,

Housing Hawai'i's Future is a nonprofit dedicated to creating opportunities for Hawai'i's next generation by ending the workforce housing shortage.

We support HB 1409 HD1, a measure to incentivize greater density—and more affordable housing—in county-designated transit-oriented development (TOD) districts.

Pursuant to Act 130, SLH 2016, the State of Hawai'i Transit Oriented Development (TOD) Plan was drafted to provide Hawai'i with a roadmap for guiding future development in TOD communities. The State TOD Plan makes the case for maximizing housing density in county-designated TOD zones:

“The dire need and the lack of truly affordable housing statewide makes it imperative that the provision of affordable and rental housing be a priority consideration in the use and development of TOD properties. Mixed-use, higher density development is an excellent vehicle for the delivery of affordable and rental housing development, especially in areas close to public transit. Incorporating affordable housing in TOD enables residents to reside in opportunity- and amenity- based neighborhoods.”¹

HB 1409 HD1's incentivization of a 'maximized' approach to housing construction in TOD areas is an environmentally sound and fiscally prudent approach to our housing crisis.

More housing in TOD zones means fewer cars on the road and less urban sprawl.

Limited, finite sources for financing infrastructure improvements in TOD zones means the State of Hawai'i, through investments in county-designated TOD zones, must strategically maximize the density of our TOD housing supply. Utilizing the Rental Housing Revolving Fund to promote this type of construction is an innovative mechanism for this task.

We are grateful for your careful consideration of HB 1409 HD1.

Thank you,

A stylized, circular signature in black ink, appearing to be the name "Lee Wang".

Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiifuture.org

A handwritten signature in black ink, appearing to be the name "Perry Arrasmith".

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiifuture.org

¹ Hawai'i Office of Planning and Hawai'i Housing Finance and Development Corporation. *State Transit-Oriented Development (TOD) Strategic Plan*. Honolulu: DBEDT, Updated October 2024. https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_Aug2018_Current.pdf.

HB-1409-HD-1

Submitted on: 2/11/2025 12:07:15 PM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Melissa Rabideau	Individual	Support	Written Testimony Only

Comments:

Aloha. I hope you support HB1409 so that our state can build more livable, walkable communities. A lot of states use Transit-Oriented Development to build more housing near public transportation. Let's add Hawaii to that list and pass this common sense legislation. Mahalo for all you do to represent our community. Melissa Rabideau, 99-063 Ulune St. Aiea, HI 96701.

HB-1409-HD-1

Submitted on: 2/11/2025 3:25:57 PM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Ellen Godbey Carson	Individual	Support	Written Testimony Only

Comments:

I support this Bill HB1409. We need to continue to focus new housing development in our transit corridors so that future housing will have the transit needed to get to work and services without needing to be bound to cars and other unsustainable resources. Affordable housing is particularly important in the transit-oriented developments, so that we have a diversity of people and workforce housing in these areas. Thank you for helping address our housing crisis by this type of long-range development design.

HB-1409-HD-1

Submitted on: 2/11/2025 8:41:00 PM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Peggy Regentine	Individual	Support	Written Testimony Only

Comments:

I support this bill so more houses can be developed in this area.

HB-1409-HD-1

Submitted on: 2/11/2025 10:12:19 PM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Donald Carroll	Individual	Support	Written Testimony Only

Comments:

Encourage you to support this bill.

It helps to offer a solution by cutting through red tape and concentrating growth around transit hubs.

Mahalo

HB-1409-HD-1

Submitted on: 2/12/2025 12:52:57 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Alice Rogers	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 12:56:14 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Anastasia Yamauchi	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:00:19 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Annie Lee	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:04:05 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Anya Love	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:05:41 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Benjamin Bass	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:08:46 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Charlotte Fernandez	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:11:53 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Cheryl Cudiamat	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:14:03 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Co Pegg	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:17:08 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
David Wendt	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:19:05 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
David D	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:21:57 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Fran McDonald	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:24:36 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacqueline Shepard	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:26:35 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jenny Brady	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:28:32 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jowell Rivera	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:30:58 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Joy Dillon	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 1:33:49 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Keaho Rosehill	Individual	Support	Written Testimony Only

Comments:

Hawaii is facing a housing crisis that demands immediate action. HB1409 can address this by promoting Transit-Oriented Development (TOD), increasing affordable housing options and improving accessibility. By streamlining zoning processes around transit like the Honolulu Rail system, we can also increase rail ridership, ensuring that this mega-investment by local and state governments reaches its full potential. Let's push for policies that prioritize our future.

HB-1409-HD-1

Submitted on: 2/12/2025 1:35:56 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lawrence Wheeler	Individual	Support	Written Testimony Only

Comments:

HB1409 is a commonsense solution that encourages Transit-Oriented Development, helping to create more housing that we desperately need. Don't listen to the NIMBYs and Please support this important bill!

HB-1409-HD-1

Submitted on: 2/12/2025 2:00:12 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Leslie Le Gaux	Individual	Support	Written Testimony Only

Comments:

HB1409 is an essential bill to help address Hawaii's housing crisis by promoting Transit-Oriented Development. A lot of states streamline the process by concentrating growth around the public transit stations and I think we should do the same. I hope you will vote yes.

HB-1409-HD-1

Submitted on: 2/12/2025 2:03:38 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Leslie Pedersen	Individual	Support	Written Testimony Only

Comments:

Hawaii is facing a housing crisis that demands immediate action. HB1409 can address this by promoting Transit-Oriented Development (TOD), increasing affordable housing options and improving accessibility. By streamlining zoning processes around transit like the Honolulu Rail system, we can also increase rail ridership, ensuring that this mega-investment by local and state governments reaches its full potential. Let's push for policies that prioritize our future.

HB-1409-HD-1

Submitted on: 2/12/2025 2:09:15 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Linda Dusty Woodstock	Individual	Support	Written Testimony Only

Comments:

HB1409 is a forward-thinking bill that aligns with Hawaii's environmental and urban growth goals. By promoting transit oriented development, we can build affordable housing near rail stations, reduce car dependency, and increase rail ridership. Supporting this bill ensures the Honolulu Rail system fulfills its potential as a sustainable and valuable asset for Hawaii.

HB-1409-HD-1

Submitted on: 2/12/2025 2:11:56 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Loraine Cross	Individual	Support	Written Testimony Only

Comments:

HB1409 offers a vital opportunity to address Hawaii's housing shortage. Why don't we try to kill two birds with one stone by encouraging TOD? Build more housing near Skyline and hopefully those new residents will ride the rail. This seems like a win-win opportunity.

HB-1409-HD-1

Submitted on: 2/12/2025 2:14:44 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mapuana Leiwalo	Individual	Support	Written Testimony Only

Comments:

HB1409 is a commonsense solution that encourages Transit-Oriented Development, helping to create more housing that we desperately need. Don't listen to the NIMBYs and Please support this important bill!

HB-1409-HD-1

Submitted on: 2/12/2025 2:17:05 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Marilyn Moniz	Individual	Support	Written Testimony Only

Comments:

Aloha - I am convinced that this bill can play a pivotal role in solving Hawaii's housing crisis by streamlining zoning for Transit-Oriented Development. We should do everything possible to create more housing options but also help increase ridership on the Skyline. This seems like a no brainer!

HB-1409-HD-1

Submitted on: 2/12/2025 2:19:33 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mark Grattan	Individual	Support	Written Testimony Only

Comments:

Aloha. I hope you support HB1409 so that our state can build more livable, walkable communities. A lot of states use Transit-Oriented Development to build more housing near public transportation. Let's add Hawaii to that list and pass this common sense legislation. Mahalo for all you do to represent our community.

HB-1409-HD-1

Submitted on: 2/12/2025 2:23:30 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mark Vetter	Individual	Support	Written Testimony Only

Comments:

Aloha - I am convinced that this bill can play a pivotal role in solving Hawaii's housing crisis by streamlining zoning for Transit-Oriented Development. We should do everything possible to create more housing options but also help increase ridership on the Skyline. This seems like a no brainer!

HB-1409-HD-1

Submitted on: 2/12/2025 2:26:42 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Michael Kim	Individual	Support	Written Testimony Only

Comments:

HB1409 offers a vital opportunity to address Hawaii's housing shortage. Why don't we try to kill two birds with one stone by encouraging TOD? Build more housing near Skyline and hopefully those new residents will ride the rail. This seems like a win-win opportunity.

HB-1409-HD-1

Submitted on: 2/12/2025 2:29:14 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Monica Jennings	Individual	Support	Written Testimony Only

Comments:

HB1409 is an essential bill to help address Hawaii's housing crisis by promoting Transit-Oriented Development. A lot of states streamline the process by concentrating growth around the public transit stations and I think we should do the same. I hope you will vote yes.

HB-1409-HD-1

Submitted on: 2/12/2025 2:31:25 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Nalani Jenkins	Individual	Support	Written Testimony Only

Comments:

Aloha. I hope you support HB1409 so that our state can build more livable, walkable communities. A lot of states use Transit-Oriented Development to build more housing near public transportation. Let's add Hawaii to that list and pass this common sense legislation. Mahalo for all you do to represent our community.

HB-1409-HD-1

Submitted on: 2/12/2025 2:33:34 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Nelson Nakamitsu	Individual	Support	Written Testimony Only

Comments:

We need to think strategically when it comes to building more homes. Skyline is set to be fully operational in a few years and wouldn't it be great to have lots of new homes right next to the rail? We spent so much money building the infrastructure and now we should do everything possible to make that investment worthwhile. Please pass this bill.

HB-1409-HD-1

Submitted on: 2/12/2025 2:36:06 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Robert Fontana	Individual	Support	Written Testimony Only

Comments:

Aloha - I am convinced that this bill can play a pivotal role in solving Hawaii's housing crisis by streamlining zoning for Transit-Oriented Development. We should do everything possible to create more housing options but also help increase ridership on the Skyline. This seems like a no brainer!

HB-1409-HD-1

Submitted on: 2/12/2025 2:38:45 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Tamar Goodfellow	Individual	Support	Written Testimony Only

Comments:

This bill would cut red tape around the rail to help build more homes and address our housing shortage. I hope you will work with your colleagues to pass this important bill and streamline the home building process.

HB-1409-HD-1

Submitted on: 2/12/2025 2:41:51 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Tanya Power	Individual	Support	Written Testimony Only

Comments:

Hawaii is facing a housing crisis that demands immediate action. HB1409 can address this by promoting Transit-Oriented Development (TOD), increasing affordable housing options and improving accessibility. By streamlining zoning processes around transit like the Honolulu Rail system, we can also increase rail ridership, ensuring that this mega-investment by local and state governments reaches its full potential. Let's push for policies that prioritize our future.

HB-1409-HD-1

Submitted on: 2/12/2025 2:46:46 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Teresa Fabry	Individual	Support	Written Testimony Only

Comments:

HB1409 is a commonsense solution that encourages Transit-Oriented Development, helping to create more housing that we desperately need. Don't listen to the NIMBYs and Please support this important bill!

HB-1409-HD-1

Submitted on: 2/12/2025 2:49:38 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Timothy Eliel Starbright	Individual	Support	Written Testimony Only

Comments:

Aloha. I hope you support HB1409 so that our state can build more livable, walkable communities. A lot of states use Transit-Oriented Development to build more housing near public transportation. Let's add Hawaii to that list and pass this common sense legislation. Mahalo for all you do to represent our community.

HB-1409-HD-1

Submitted on: 2/12/2025 2:52:09 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Tracy Araujo	Individual	Support	Written Testimony Only

Comments:

HB1409 is an essential bill to help address Hawaii's housing crisis by promoting Transit-Oriented Development. A lot of states streamline the process by concentrating growth around the public transit stations and I think we should do the same. I hope you will vote yes.

HB-1409-HD-1

Submitted on: 2/12/2025 3:14:30 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Alexus Kinsella	Individual	Support	Written Testimony Only

Comments:

HB1409 is a forward-thinking bill that aligns with Hawaii's environmental and urban growth goals. By promoting transit oriented development, we can build affordable housing near rail stations, reduce car dependency, and increase rail ridership. Supporting this bill ensures the Honolulu Rail system fulfills its potential as a sustainable and valuable asset for Hawaii.

HB-1409-HD-1

Submitted on: 2/12/2025 3:22:34 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Brenner Danielson	Individual	Support	Written Testimony Only

Comments:

Aloha. I hope you support HB1409 so that our state can build more livable, walkable communities. A lot of states use Transit-Oriented Development to build more housing near public transportation. Let's add Hawaii to that list and pass this common sense legislation. Mahalo for all you do to represent our community.

HB-1409-HD-1

Submitted on: 2/12/2025 3:24:42 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Carlynn Wolfe	Individual	Support	Written Testimony Only

Comments:

Hawaii is facing a housing crisis that demands immediate action. HB1409 can address this by promoting Transit-Oriented Development (TOD), increasing affordable housing options and improving accessibility. By streamlining zoning processes around transit like the Honolulu Rail system, we can also increase rail ridership, ensuring that this mega-investment by local and state governments reaches its full potential. Let's push for policies that prioritize our future.

HB-1409-HD-1

Submitted on: 2/12/2025 3:31:06 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jeanne Alford	Individual	Support	Written Testimony Only

Comments:

Aloha - I am convinced that this bill can play a pivotal role in solving Hawaii's housing crisis by streamlining zoning for Transit-Oriented Development. We should do everything possible to create more housing options but also help increase ridership on the Skyline. This seems like a no brainer!

HB-1409-HD-1

Submitted on: 2/12/2025 3:37:02 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Kane Fernandez	Individual	Support	Written Testimony Only

Comments:

HB1409 is a commonsense solution that encourages Transit-Oriented Development, helping to create more housing that we desperately need. Don't listen to the NIMBYs and Please support this important bill!

HB-1409-HD-1

Submitted on: 2/12/2025 4:15:37 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mary Larsen	Individual	Support	Written Testimony Only

Comments:

HB1409 offers a vital opportunity to address Hawaii's housing shortage. Why don't we try to kill two birds with one stone by encouraging TOD? Build more housing near Skyline and hopefully those new residents will ride the rail. This seems like a win-win opportunity.

HB-1409-HD-1

Submitted on: 2/12/2025 4:41:30 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Robert Hastings	Individual	Support	Written Testimony Only

Comments:

Hawaii is facing a housing crisis that demands immediate action. HB1409 can address this by promoting Transit-Oriented Development (TOD), increasing affordable housing options and improving accessibility. By streamlining zoning processes around transit like the Honolulu Rail system, we can also increase rail ridership, ensuring that this mega-investment by local and state governments reaches its full potential. Let's push for policies that prioritize our future.

HB-1409-HD-1

Submitted on: 2/12/2025 6:58:45 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Faith	Individual	Support	Written Testimony Only

Comments:

Support this bill

HB-1409-HD-1

Submitted on: 2/12/2025 7:18:23 AM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

I strongly support this bill that would make it easier to build housing near public transportation. Mahalo.

HB-1409-HD-1

Submitted on: 2/12/2025 8:50:51 PM

Testimony for WAL on 2/13/2025 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

I am pleased to see this bill continue to work its way through the legislative process. Transit oriented development is crucial to building better and more sustainable communities. It's having a powerfully transformative impact already.

I strongly urge this Committee to keep SUPPORTING this bill!