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April 8, 2015

**The Honorable Jill N. Tokuda, Chair**  
Senate Committee on Ways and Means  
State Capitol, Room 211  
Honolulu, Hawaii 96813

**RE: S.C.R. 35, S.D.1/ S.R. 11, S.D.1 - REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION**

**HEARING: Wednesday, April 8, 2015 at 9:00 a.m.**

Aloha Chair Tokuda, Vice Chair Kouchi and Members of the Committee:

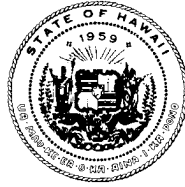
I am Myoung Oh, Government Affairs Director, here to testify on behalf of the Hawai'i Association of REALTORS® (“HAR”), the voice of real estate in Hawai'i, and its 8,400 members. HAR **supports** S.C.R. 35, S.D.1 and S.R. 11, S.D.1, which requests the Hawaii Housing Finance and Development Corporation (HHFDC) and Honolulu Authority for Rapid Transportation (HART) to conduct a joint study addressing the demand for workforce housing and transit-oriented development; and to create a development plan for workforce housing expansion.

According to the Department of Business Economic Development and Tourism, Hawai'i would need about 5,200 new housing units to be built each year until 2020 to adequately accommodate the state's projected population growth. There is a housing shortage and our residents and working families are finding it difficult to find affordable housing opportunities.

Transit Oriented development is a community development concept that includes a mixture of housing, office, retail and other amenities that are integrated into a walkable neighborhood and located within a half-mile of quality public transportation. With the rail being planned in Honolulu, this is the perfect opportunity to collaborate on ways to help address Hawaii's workforce housing needs through transit-oriented development.

Mahalo for the opportunity to testify.

DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

## STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

### SENATE COMMITTEE ON WAYS AND MEANS

April 8, 2015 at 9:00 a.m.  
State Capitol, Room 211

In consideration of  
**S.C.R. 35, S.D. 1/S.R.11, S.D. 1**  
**REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND CITY AND COUNTY OF HONOLULU DEPARTMENT OF PLANNING AND PERMITTING, WITH SUPPORT FROM THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION, TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION.**

The HHFDC **appreciates the intent of S.C.R. 35, S.D. 1/S.R. 11, S.D. 1, and offers the following comments.**

The City Department of Planning and Permitting (DPP) is already working on the Transit-Oriented Development plans and is in the process of implementing an islandwide housing strategy. These plans have identified both demand and specific locations for housing. We will continue to collaborate with DPP to create an effective and efficient development plan for workforce housing. HHFDC also notes that S.C.R. 136, S.D. 1, which requests an update of the State Housing Functional Plan, may be a vehicle to achieve some of the goals of this Concurrent Resolution.

Thank you for the opportunity to provide written comments on this resolution.



IN REPLY REFER TO:  
CMS-AP00-01204

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

BOARD OF DIRECTORS

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Damien T.K. Kim  
Carrie K.S. Okinaga, Esq.

Statement of  
**DANIEL A. GRABAUSKAS**  
Executive Director and CEO, Honolulu Authority for Rapid Transportation  
before the

**SENATE COMMITTEE ON WAYS AND MEANS**

Wednesday, April 8, 2015  
9:00 A.M.  
State Capitol, Conference Room 211

In consideration of  
**SCR35, SD1**

**REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION**

and

**SR11, SD1**

**REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION**

Chair Tokuda, Vice Chair Kouchi, and Members of the Senate Committee on Ways and Means,

The Honolulu Authority for Rapid Transportation (HART) supports the intent of Senate Concurrent Resolution 35, SD1, and Senate Resolution 11, SD1, requesting the Hawaii Housing Finance and Development Corporation (HHFDC) and the City and County of Honolulu Department of Planning and Permitting, with support from HART, to conduct a joint study addressing the demand for workforce housing and transit-oriented development (TOD).

Also attached is a copy of HART Board Resolution 2015-4, which reflects the Board of Directors' position regarding TOD-related legislation. HART is committed to working with State agencies, as well as the City and County of Honolulu (City) Department of Planning and Permitting (DPP) and other City departments, to develop TOD and joint development projects for workforce housing.

HART agrees that DPP, the City's lead agency for TOD, be the City's lead in conducting this proposed joint study and that HART continue as a supporting agency for DPP in its efforts to perform TOD studies and capital projects in these areas.

DPP and the City's Office of Housing have drafted an Island Wide Affordable Housing plan that examines workforce housing needs in the City and County of Honolulu. DPP is also developing neighborhood TOD plans around 19 of the Honolulu Rail Transit Project (HRTTP) stations. The Hawaii Community Development

Authority (HCDA) has drafted an Environmental Impact Statement for TOD in the Kakaako Community Development District for the areas around Civic Center Station, Kakaako Station, and the portion of Downtown Station that falls on the *makai* side of Nimitz Highway. As such, this proposed study is already underway by both HCDA and the DPP.

Regarding the ninth whereas clause of these resolutions which state, “a cost-effective transit system requires one-third of the operating and maintenance costs be subsidized by passenger fares and two-thirds of the operating and maintenance costs be funded by government subsidies,” HART points out that in 2001, the Honolulu City Council adopted Council Resolution 29 (2000) that states, “bus fares shall be adjusted as provided under this policy so that the farebox recovery ratio does not fall below 27 percent nor exceed 33 percent.” HART is currently coordinating with the City’s Department of Transportation Services to develop and recommend a fare policy for the HRTTP.

Thank you for this opportunity to provide written testimony.

**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-4**

**REGARDING THE POSITION OF THE BOARD OF DIRECTORS OF  
THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION ON  
TRANSIT-ORIENTED DEVELOPMENT**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (RCH); and

WHEREAS, RCH Section 17-103.1 authorizes HART to "develop, operate, maintain and expand the city fixed guideway system;" and

WHEREAS, RCH Section 17-103.2(n) empowers HART to "promote, create and assist transit oriented development projects near fixed guideway system stations that promote transit ridership, and are consistent with the intent of the adopted community plans and zoning"; and

WHEREAS, the HART Board of Directors recognizes that transit oriented development (TOD) will benefit the Honolulu Rail Transit Project (HRTTP) and its ridership through:

- Encouraging convenient, safe multi-modal access to transit;
- Encouraging the creation of mixed-use, pedestrian and bicycle-friendly communities that provide employment, housing, and services;
- Creating housing options including market-rate and affordable units;
- Supporting economic development efforts; and
- Promoting sustainability by reducing pollution, noise and reliance on automobiles; and

WHEREAS, TOD provides a unique opportunity to foster more livable communities that take advantage of the benefits of transit, specifically, reducing transportation costs for residents, businesses and workers while improving mobility and circulation in the station area for all modes of travel; and

WHEREAS, in order to capitalize on this tremendous opportunity, development around future rail station stations needs to be focused, balanced and well-planned; and

WHEREAS, during the Twenty-Eighth State Legislature (2015-2016), there will be various legislative measures introduced and discussed seeking to maximize the potential for TOD;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. The HART Board of Directors favors and supports legislative measures which maximize the potential for TOD, promote effective community planning and provide a vision for neighborhood improvements and future urban redevelopment; and

2. The HART Executive Director and CEO is authorized to submit testimony on pertinent legislation consistent with the overall policies set forth herein; and
3. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on  
JUN 29 2015.

  
Board Chair

ATTEST:

*Andrea Tanteo for*  
*Cindy Matsushita*  
Board Administrator

**wam3 - Nicolas**

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Monday, April 06, 2015 11:28 PM  
**To:** WAM Testimony  
**Cc:** darakawa@lurf.org  
**Subject:** Submitted testimony for SR11 on Apr 8, 2015 09:00AM

**SR11**

Submitted on: 4/6/2015

Testimony for WAM on Apr 8, 2015 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
David Z. Arakawa	Land Use Research Foundation of Hawaii	Support	No

Comments: The Land Use Research Foundation of Hawaii submits the following COMMENTS, PROPOSED AMENDMENT, and SUPPORT of the intent of SR 11, SD1, REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION (HHFDC) AND CITY AND COUNTY OF HONOLULU DEPARTMENT OF PLANNING AND PERMITTING, WITH SUPPORT FROM THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION, TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION.(SR 11, SD1 and SCR 35, SD1) LURF COMMENTS AND PROPOSED AMENDMENT: Given the fact that the State would benefit from the proposed Study addressing the demand for workforce housing and TOD; and to create a development plan for workforce housing expansion, LURF would respectfully recommend that this measure be AMENDED to provide an appropriation for adequate funding to HHFDC to assist with the study and development plan for workforce housing expansion.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

Do not reply to this email. This inbox is not monitored. For assistance please email [webmaster@capitol.hawaii.gov](mailto:webmaster@capitol.hawaii.gov)