



## **DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM**

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Statement of  
**LUIS P. SALAVERIA**  
**Director**  
Department of Business, Economic Development and Tourism  
before the

### **HOUSE COMMITTEE ON WATER & LAND**

February 12, 2016 at 9:30 a.m.  
State Capitol, Room 325

In consideration of  
**H.B. 2302, H.D. 1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

Chair Yamane, Vice Chair Cullen, and Members of the House Committee on Water & Land.

DBEDT supports H.B. 2302, H.D. 1, an Administration bill. H.B. 2302, H.D. 1, establishes the Interagency Council for Transit-Oriented Development, to be co-chaired by the Office of Planning and the Hawaii Housing Finance and Development Corporation, to promote coordinated development planning for government lands located near planned transit stations or facilities. DBEDT believes that a formal structure for transit-oriented development planning is needed to promote economic development, jobs and housing in these locations.

Thank you for the opportunity to testify.



**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

**HOUSE COMMITTEE ON WATER & LAND**

February 12, 2016 at 9:30 a.m.  
State Capitol, Room 325

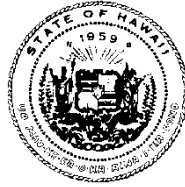
In consideration of  
**H.B. 2302, H.D. 1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

The HHFDC **strongly supports** H.B. 2302, H.D. 1, an Administration bill. H.B. 2302, H.D. 1, creates an Interagency Council for Transit-Oriented Development with members from federal, state, and county government to create an effective and efficient statewide transit-oriented development plan.

The council would be placed in DBEDT for administrative purposes, and jointly chaired by the Office of Planning and HHFDC. Transit-oriented development presents a unique opportunity to address simultaneously the issues of economic stimulation and affordable housing shortages. An increased supply of workforce units on state lands in transit-oriented development zones can provide low-income and moderate-income families with the opportunity to reside in vibrant communities and growing micro-economies. The development of workforce housing units on state lands around transit-centered communities will also encourage families to utilize public transportation, providing the transit system with increased ridership.

For these reasons, HHFDC respectfully requests that the Committee support this bill. Thank you for the opportunity to testify.

DAVID Y. IGE  
GOVERNOR



HAKIM OUANSAFI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
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BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

Statement of  
**Hakim Ouansafi**  
Hawaii Public Housing Authority  
Before the

**HOUSE COMMITTEE ON WATER AND LAND**

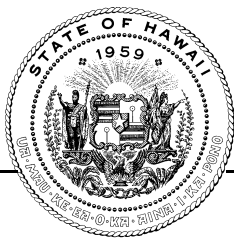
February 12, 2016 9:30 A.M.  
Room 325, Hawaii State Capitol

In consideration of  
**HB 2302, HD 1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

Honorable Chair Aquino and Members of the House Committee on Water and Land, thank you for the opportunity to provide this testimony in **SUPPORT** of House Bill (HB) 2302, House Draft (HD) 1 to establish the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism (DBEDT) to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. The Hawaii Public Housing Authority (HPHA) offers the following comments:

The HPHA is currently negotiating a public-private partnership to redevelop Mayor Wright Homes, which is located within a quarter mile of the proposed Iwilei Honolulu Rail station. This redevelopment project will include public housing units as well as affordable and market rate units and commercial uses. The HPHA is endeavoring to redevelop several of its other properties within the transit-oriented development (TOD) zones of the Honolulu Rail line, envisioning the creation of vibrant, walkable, accessible and diverse communities, and a substantial increase in the number of housing units for each project. As a member of the State TOD Task Force that was initiated in late 2014 and led by Senator Suzanne Oakland, we welcome the opportunity to continue to coordinate with other State stakeholders through a formal interagency council to ensure that all resources are efficiently and effectively used for TOD for the benefit of the community, HPHA tenants and taxpayers.

The HPHA appreciates the opportunity to provide the House Committee on Water and Land with the HPHA's testimony regarding HB 2302, HD 1.



# OFFICE OF PLANNING STATE OF HAWAII

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LEO R. ASUNCION  
DIRECTOR  
OFFICE OF PLANNING

Statement of  
**LEO R. ASUNCION**  
Director, Office of Planning  
before the  
**HOUSE COMMITTEE ON WATER & LAND**  
Friday, February 12, 2016  
9:30 AM  
State Capitol, Conference Room 325

in consideration of  
**HB 2302 HD1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

Chair Yamane, Vice Chair Cullen, and Members of the House Committee on Water & Land.

The Office of Planning (OP) strongly supports HB 2302 HD1, which establishes the Hawaii Interagency Council for Transit-Oriented Development (TOD) within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide.

In his State of the State Address, Governor Ige aptly stated that “[p]erhaps the greatest opportunities for housing on Oahu rest with transit-oriented development.” HB 2302 HD1 is part of an Administration package of TOD-related bills that promote coordinated State agency efforts to develop affordable housing, mixed use development, and infrastructure improvements on State lands in TOD areas.

In late 2014, State legislators, led by Senator Suzanne Chun Oakland, convened the State TOD Task Force for the purpose of coordinating State agency activities for TOD. The Task Force, comprised primarily of State agencies that own land or have jurisdiction over land along

the 20-mile rail corridor, has met monthly since January 2015 to review and coordinate State agency TOD projects and activities and prioritize their planned projects in consultation with the Task Force. This effort included a number of sub-committee meetings at the station level. City and County of Honolulu Department of Planning and Permitting (DPP) and Honolulu Authority for Rapid Transit (HART) staff have been active and valuable participants in the Task Force meetings. Although the State has been actively coordinating activities, it has been on a voluntary and informal basis.

With the assistance of Task Force members, OP prepared a "Status Report on the State Transit-Oriented Development Task Force," which summarized the efforts of the Task Force in 2015 and identified priority sites and projects that should be considered for State TOD master planning and development. One of the Report's goals for 2016 is to formally constitute the State TOD Task Force to promote more effective and efficient TOD planning and coordination among the State, county, and federal governments and the private and non-profit sectors.

HB 2302 HD1 is well-aligned with the activities initiated by the State TOD Task Force and will ensure continued coordination and support for project planning and implementation of successful TOD projects on State lands, not just in Honolulu, but also in our Neighbor Island counties.

Thank you for the opportunity to testify on this matter.

**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Wednesday, February 10, 2016 4:02 PM  
**To:** waltestimony  
**Cc:** clum@honolulu.gov  
**Subject:** Submitted testimony for HB2302 on Feb 12, 2016 09:30AM

**HB2302**

Submitted on: 2/10/2016

Testimony for WAL on Feb 12, 2016 09:30AM in Conference Room 325

| Submitted By | Organization                          | Testifier Position | Present at Hearing |
|--------------|---------------------------------------|--------------------|--------------------|
| Curtis Lum   | Department of Planning and Permitting | Comments Only      | No                 |

Comments: The Department of Planning and Permitting supports the primary intent of this bill, but strongly opposes certain key provisions in the measure.

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.

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**Testimony to the House Committee on Water & Land  
Friday, February 12, 2016 at 9:30 A.M.  
Conference Room 325, State Capitol**

**RE: HOUSE BILL 2302 HD1 RELATING TO TRANSIT ORIENTED  
DEVELOPMENT**

Chair Yamane, Vice Chair Cullen, and Members of the Committee:

The Chamber of Commerce Hawaii ("The Chamber") **supports the intent of** HB 2302, which establishes the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. Appropriates funds. Effective July 1, 2050.

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

We believe that there is a need for government leadership in the redevelopment areas near the transit stations. There is a pressing need to address infrastructure capacity building along the entire transit corridor if we are to realize any of the increased density at the transit stations.

We strongly believe that the appropriate entity to oversee the planning and redevelopment efforts would be an entity attached to the HCDA. HCDA currently has all of the statutory authority to redevelop urban areas, as has been done in Kakaako. Creating an entity within the existing structure of HCDA with the specific role of planning and redeveloping the lands near the transit stations would be a more efficient and effect approach than what is being proposed in the bill.

We understand that there are other bills which would give HCDA authority to plan and redevelop areas around the transit stations.

Thank you for the opportunity to testify.

February 12, 2016

**The Honorable Ryan I. Yamane, Chair**

House Committee on Water & Land  
State Capitol, Room 325  
Honolulu, Hawaii 96813

**RE: H.B. 2302, H.D.1, Relating to Transit-Oriented Development**

**HEARING: Friday, February 12, 2016 at 9:30 a.m.**

Aloha Chair Yamane, Vice Chair Cullen, 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 8,800 members. HAR **supports the intent** of H.B. 2302, H.D.1 which establishes the Hawaii Interagency Council ("Council") for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide.

Transit-Oriented Development ("TOD") is a type of community development that includes a mixture of housing, jobs, office, shops, which are integrated into a walkable neighborhood. TOD is often located within a quarter mile of quality public transportation. The goal of TOD is to creating walkable, sustainable communities where people have more transportation and housing choices.

As rail is being built on O'ahu, HAR believes the Council can help create a much needed plan to facilitate the State's TOD needs. Additionally, Hawai'i is in a dire need for housing. According to the Department of Business and Economic Development and Tourism, nearly 66,000 housing units are needed to meet long-term demand over the next 10 years. As such, the formulation of the Council can help create a plan that incorporates workforce housing and neighborhoods for all income levels and housing needs.

HAR would also note that one transit station could be owned or maintained by various parties, such as the Department of Land and Natural Resources, Hawaii Public Housing Authority, University of Hawai'i, Department of Transportation, City and County of Honolulu, and private owners. Because of the many parties that are involved, this will require planning and coordination. As such, the formulation of the Council could help facilitate in this area.



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Furthermore, the Council would not only be limited to O'ahu, but could also help with TOD planning on the neighbor islands, such as transit stops for buses and shuttles. This is a Hawaii Interagency Council and, as such, not only limited to Oahu.

Mahalo for the opportunity to testify.

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Testimony to the House Committee on Water & Land

Friday, February 12, 2016

9:30 a.m.

State Capitol - Conference Room 325

**LATE**

**RE: HB 2302 HD1: Relating to Transit-Oriented Development.**

Dear Chair Yamane, Vice-Chair Cullen, and members of the Committee:

My name is Gladys Marrone, Chief Executive Officer for the Building Industry Association of Hawaii (BIA-Hawaii), the Voice of the Construction Industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, and affiliated with the National Association of Home Builders.

BIA-HAWAII supports the intent of H.B. 2302 H.D. 1, which is intended to coordinate development of state lands in and around the transit stations by establishing the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide.

We believe that there is a need for government leadership in the redevelopment areas near the transit stations. There is a pressing need to address infrastructure capacity building along the entire transit corridor if we are to realize any of the increased density at the transit stations.

We strongly believe that the appropriate entity to oversee the planning and redevelopment efforts would be an entity attached to the HCDA. HCDA currently has all of the statutory authority to redevelop urban areas, as has been done in Kakaako. Creating an entity within the existing structure of HCDA with the specific role of planning and redeveloping the lands near the transit stations would be a more efficient and effect approach than what is being proposed in the bill.

We understand that there are other bills which would give HCDA authority to plan and redevelop areas around the transit stations.

Thank you for the opportunity to express our views on this matter.



**LATE**

**HB2302 HD1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT**  
House Committee on Water & Land

February 12, 2016

9:30 a.m.

Room 325

The Office of Hawaiian Affairs (OHA) submits the following **COMMENTS** on HB2302 HD1, which would establish the Hawai'i Interagency Council for Transit-Oriented Development, to coordinate effective and efficient transit-oriented development planning statewide.

Transit-oriented development presents a unique opportunity for integrated planning to address the housing, economic, and health needs of many of Hawai'i's residents, including Native Hawaiians. Mixed-use residential and commercial developments can facilitate the establishment of safe, walkable communities that limit sprawl, reduce transportation costs, encourage sustainable building design, and promote a healthy environment. OHA recognizes that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without coherent and supportive physical frameworks. With community collaboration and buy-in, transit-oriented development may have the potential to provide a physical framework that significantly benefits many of Hawai'i's residents.

By establishing a Hawai'i Interagency Council for Transit-Oriented Development, the state can move forward with a unique opportunity to coordinate the development of an effective statewide transit-oriented development plan.

To more appropriately reflect the administrative structure of the OHA, OHA requests that lines 5-6 of page 7 be replaced with the following:

- (10) One member shall be the administrator of the  
office of Hawaiian affairs, or the administrator's designee;

Mahalo for the opportunity to testify on this measure.