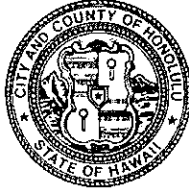


DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU

1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: <http://envhonolulu.org>

KIRK CALDWELL
MAYOR



LORI M.K. KAHIKINA, P.E.
DIRECTOR

TIMOTHY A. HOUGHTON
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
WAS 14-33

February 24, 2014

The Honorable Senator David Y. Ige, Chair
and Members of the Committee on
Ways and Means
State Senate
State Capitol
Honolulu, Hawaii 96813

Dear Chair Ige and Members:

SUBJECT: Senate Bill 2698, SD1, Relating to the Hawaii
Community Development Authority

The City and County of Honolulu, Department of Environmental Services (ENV), has significant concerns regarding and opposes that portion of Senate Bill (SB) 2698, SD1, Relating to the Hawaii Community Development Authority, that would, in Section 6 of the Bill, create a new Hawaii Revised Statutes (HRS) Section 206-33(10), which would require the Hawaii Community Development Authority (HCDA), "Before approving development projects, the Authority shall require comprehensive studies of and plans for the infrastructure capacity of the sewers, ... to ensure that they meet the needs of the additional number of anticipated residents, and where improvements are needed, the authority shall accordingly impose the necessary impact fees on the developer."

The City and County of Honolulu is responsible for and provides the wastewater (sewer) service for the Kakaako areas under HCDA. The City and County approves wastewater connection permits and determines the adequacy of the wastewater system to accommodate such additional development. For additional capacity required for a new development on an existing property, the City and County charges developers a Wastewater System Facility Charge established by City Ordinance to account for their impact on the wastewater system. Such a facility charge may be offset by the developers' construction of necessary wastewater system improvements to support their development.

It is not the responsibility of the State or HCDA to determine sewer adequacy or to collect "impact" fees related to wastewater system needs. That portion of the proposed HRS Section 206-33(10), should be removed.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori M.K. Kahikina".

Lori M.K. Kahikina, P.E.
Director



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA'KO
KALAELOA

Neil Abercrombie
Governor

Brian Lee
Chairperson

Anthony J. H. Ching
Executive Director

461 Cooke Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

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E-Mail
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Web site
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STATEMENT OF
ANTHONY J. H. CHING, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
BEFORE THE
SENATE COMMITTEE ON WAYS AND MEANS

ON

Wednesday, February 26, 2014

9:00 A.M.

State Capitol, Conference Room 211

in consideration of

**S. B. 2698, S. D. 1 – RELATING TO THE HAWAII COMMUNITY
DEVELOPMENT AUTHORITY.**

Purpose: Amends requirements for HCDA public notice and project approval. Establishes a reconsideration procedure with judicial review also remaining an option.

Position: I provide comments relative to the major elements that are proposed. These comments represent my own position and not that of the Authority as I have not had the opportunity to elicit their thoughts and collective response.

Have Not Met the Standards for Creating a Mixed Use, Mixed Income

Community. Since its creation, HCDA rules have guided the development of:

- When the current cycle of construction is completed, there will be 6,159 market and 4,295 low/moderate income units in Kakaako. These qualified income low/moderate income units would make up 41% of the total number of units in the entire Kakaako Community Development District.
- Commercial, light industrial, civic and residential units abound in the district, prominently in the Central Kakaako neighborhood.

Has Not Followed the Plan Adopted by the Community and Has Instead Liberally Interpreted the Rules without Transparency. The 2011 Administrative Rules were initiated in 2003, adopted in 2011 and featured the preparation of an Environmental Impact Statement, infrastructure studies, numerous stakeholder/community meetings, public hearings and 3 appearances before the Small Business Regulatory Review Board. These rules are administered strictly by the Authority and require the adoption of specific findings detailing the conformance of each development application with the criteria available in the rules.

Proposed Reconsideration; Judicial Review. The Authority currently administers its development permit process in accordance with the requirements specified by the Legislature in section 5.6 HRS. The proposed process would appear to serve as a venue for an aggrieved party to appeal or seek reconsideration. It is unclear whether the proposal establishes an appeal/reconsideration process in the current HCDA process or directs the party to the circuit court as provided by Chapter 91. Any appeal is already directed to the circuit court (per section 91-14 HRS) as this court would represent an objective body to determine the merits of the process conducted by the HCDA and whether the appeal had standing or merit.

Prior Approval of Plan and Rule by 2/3 Majority of Each Chamber. Should the Legislature desire to enact specific restrictions on the ability of the Authority to plan and administer rules, it can more effectively enact statutory restrictions at its

Testimony reflects the view and position of the Executive Director and not that of the Authority.

pleasure. Given the ability of the HCDA to operate as a corporate instrumentality of the state without requiring continuing legislative appropriations, introducing legislative oversight to shackle its public process is a step back that is not indicated at this time.

New Community Engagement and Public Notice Requirements. The process and notice requirements outlined in the proposal mirror that which is already in place and conducted by the agency. I note that the proposed amendment to section 206E-5.5(1) [Page 4 lines 11-16] establishes a subjective standard in that “it requires any proposed buildings do not **adversely** affect the community or its residents and businesses.” This is not an objective standard that can be achieved.

I note that the proposed section 206E-5.5(2) requires that if requested, a copy of the notices shall be **mailed** to property owners and residents in the affected community. A listing of residents and property owners is not readily available and the cost of mailing such notice may result in over \$10,000 in costs per application for which no appropriation of funds has been made and will not necessarily improve the current system of public notice.

Limit FAR Rather Than Require a Mix of Uses. The Page 8 line 20 change from “may” to “shall” might have unintended consequences as it would require a mix in densities. As I believe that the intention was to limit FAR, this amendment needs to be reworded.

Infrastructure Study. Further clarification is needed as to what constitutes “comprehensive study” and “necessary impact fees”. Is the EIS that has been conducted a comprehensive study and if not, what qualifies? Does the first developer pay for all impact fees and let each successive developer off the hook? As the City & County is typically in charge of setting impact fee levels, placing this mandate with the HCDA might disrupt what the City & County might need from any developer.

Without further clarification, I would ask that the proposal be held. Thank you for the opportunity to provide comment.

**SB 2698 SD1
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY**

**PAUL T. OSHIRO
MANAGER – GOVERNMENT RELATIONS
ALEXANDER & BALDWIN, INC.**

FEBRUARY 26, 2014

Chair Ige and Members of the Senate Committee on Ways & Means:

I am Paul Oshiro, testifying on behalf of Alexander & Baldwin, Inc. (A&B) on SB 2698 SD1, “A BILL FOR AN ACT RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.”

In 1976, the Legislature found that Kaka’ako was significantly under-utilized relative to its central location in urban Honolulu and recognized its potential for growth and development and its inherent importance to Honolulu as well as to the State of Hawaii. The Hawaii Community Development Authority (HCDA) was therefore established to promote and coordinate planned public facility development and private sector investment and construction in Kaka’ako. By having a regulatory body completely focused on the planning and zoning for Kaka’ako, it was envisioned that this would result in the effective development of this key economic driver.

One of the provisions in this bill proposes to require the prior approval of the Legislature by concurrent resolution adopted with 2/3 majority vote for any amendments to the Kaka’ako Community Development District Mauka and Makai Area Plans and their attendant rules. While we acknowledge that HCDA is the creation of the Legislature, and that the Legislature has oversight over HCDA, we caution that this

proposed provision could hamper the overall improvement of Kaka’ako by significantly lengthening the overall HCDA review and approval process. Economic activity in Kaka’ako is inherently tied to economic and market cycles—the duration of which is unknown and unpredictable. With the Legislature only in Session during a portion of each year, with a significant number of pressing issues to address each Session, land use or area plan approvals for projects may be unduly delayed, potentially missing the economic cycles and therefore effectively ‘shelved’ until the next upturn in the market occurs. These projects may provide various community benefits to Kaka’ako and to the greater community at large, all of which may be delayed or lost as well, as a result of a delayed land use or area plan approval.

We also note that in Section 4, the bill proposes an amendment to require that HCDA adopt community engagement procedures to ensure that the development of proposed buildings do not adversely affect the community or its residents and businesses. We believe that this provision may be overly broad, and would provide the opportunity for the recitation of a wide range of perceived adverse impacts, regardless of how small or insignificant, that may be used to deny the approval of a project. We respectfully request the close scrutiny of this, as well as other community engagement amendments proposed in other bills, to ensure that, in the end, there is balanced, reasonable, and meaningful community participation incorporated into the HCDA process that serves to further the vision of Kaka’ako as a revitalized urban community.

Thank you for the opportunity to testify.



**Testimony to the Senate Committee on Ways and Means
Wednesday, February 26, 2014 at 9:00 A.M.
Conference Room 211**

**RE: SENATE BILL 2698, SD1 RELATING TO THE HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

Chair Ige, Vice Chair Kidani, and members of the committee:

The Chamber provides the following **comments** on SB 2698, SD1, which proposes to impose additional procedures and processes on the Hawaii Community Development Authority (HCDA).

The Chamber is the largest business organization in Hawaii, representing more than 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 its members, which employ more than 200,000 individuals, to improve the state’s economic climate and to foster positive action on issues of common concern.

We understand that the recent activities in Kakaako have brought attention to the manner in which HCDA oversees redevelopment activities in Kakaako. Consideration should be given to the fact that HCDA was originally established in 1976 to redevelop substantially undeveloped, blighted, or economically depressed areas that are or are potentially in need of renewal, renovation, or improvement to alleviate such conditions as dilapidation, deterioration, age, and other such factors or conditions which make such areas an economic or social liability.

The legislature also found that there exists within the State vast, unmet community development needs. These include, but are not limited to, a lack of suitable affordable housing; insufficient commercial and industrial facilities for rent; residential areas which do not have facilities necessary for basic live-ability, such as parks and open space; and areas which are planned for extensive land allocation to one, rather than mixed uses.

It is further determined that the lack of planning and coordination in such areas has given rise to these community development needs and that existing laws and public and private mechanisms have either proven incapable or inadequate to facilitate timely redevelopment and renewal.

Based on these pressing needs, the legislature created a new and comprehensive authority for community development to join the strengths of private enterprise, public development and regulation into a new form capable of long-range planning and implementation of improved community development. The purpose of Chapter 206E HRS was to establish such a mechanism in the Hawaii community development authority, a public entity which shall determine community development programs and cooperate with private enterprise and the various components of federal, state, and county governments in bringing plans to fruition. For such



areas designated as community development districts, the legislature believes that the planning and implementation program of the Hawaii community development authority will result in communities which serve the highest needs and aspirations of Hawaii's people.

After almost 40 years of public investment in infrastructure based on the planned redevelopment of the area, the market conditions are such that private developers are moving forward with a variety of projects in Kakaako. The plans to redevelop Kakaako and the public investment in infrastructure are being realized.

If policy makers had concerns about redevelopment in this area, the concerns should have been addressed when the planning was being done and infrastructure capacity was being installed to accommodate the projected densities in the area. It would be unfortunate if the planned density and the return on investment in infrastructure are not fully realized in Kakaako by allowing full build out. It would also raise legitimate questions on the type of business climate the State is creating if investors and developers have no predictability or certainty when a state agency is overseeing redevelopment efforts.

The concerns being expressed by those residents and businesses presently in Kakaako should be viewed in context with the process used by HCDA in its redevelopment efforts over the last 30+ years. Plans for growth and higher density did not materialize overnight and have been properly vetted by HCDA through their master planning process.

Hawaii's land use entitlement process is already cumbersome and adds to the cost of development, including housing in Hawaii. It is one of the principal drivers of why the median home price in Hawaii is \$685,000.00 and going up. The legislature should question the need for "tweaking" the HCDA process at this time and insure that all consequences of this type of legislative involvement are disclosed and realized upfront before implementing further processes on HCDA.

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

From: mailinglist@capitol.hawaii.gov
To: [WAM Testimony](#)
Cc: bsuzui@msn.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Tuesday, February 25, 2014 3:31:22 AM

SB2698

Submitted on: 2/25/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Bryan Suzui	Individual	Support	No

Comments: I support SB 2698. I would recommend adding "emergency services" to the list of items that should be assessed prior to project approvals, as listed in SB 2697. Thank you for your consideration.

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Testimony of
Cara Kimura

Before the Senate Committee on

Economic Development, Government Operations and Housing

Wednesday, February 12, 2014, 3:15 pm

Senate Bill 2698: Relating to the Hawaii Community Development Authority

My name is Cara Kimura and I am in strong support of SB2698 and the other bills relating to the Hawaii Community Development Authority (HCDA) before you today. I have lived in Kakaako for the past 15 years. In my 20-year career as an architect, I've had the somewhat unenviable experience of working with various state agencies, schools, city agencies and the public. It is through my career that I have truly come to understand the term "public service" and its importance in keeping the State of Hawaii functioning. The common ground I've found in every state or city agency is the strive to be accountable to the public and as transparent as possible. That is, until I encountered HCDA as a Kakaako resident. If every state agency behaved as HCDA did, I cannot imagine – nor do I want to – what living in Hawaii would be like. My remarks herein are made from my own individual experience:

As a state agency, HCDA is tasked with public engagement and input with regards to proposed developments under consideration for approval. Aside from the myriad of problems with HCDA's lack of notification to area residents and businesses about proposed developments that will affect them, it also insists on conducting its public hearings with the full board exclusively during workday hours, when most working residents cannot attend and have their voices heard. Despite legislative requests for additional hearings with the full board during the evening or weekend, HCDA has refused to make this accommodation, instead insisting that supplemental public input hearings – attended only by the executive director and a court reporter – are sufficient. Let me briefly rephrase that, despite legislative requests, HCDA has refused. In my experience, when the legislature requests that a state agency act on something, it does not REFUSE.

HCDA continues to insist that it respectfully considers all public input and questions. However, to date, Kakaako residents still have not received meaningful answers to questions regarding sewer functionality in the area, traffic impact, and the lack of schools or adequate park space in the area. Furthermore, when we are able to attend a hearing, our comments and questions are treated with disdain and dismissed. We are often subject

to interrogation by the executive director, yet our questions are either unanswered or explained away with sometimes misleading arguments. In instances, residents have even been ridiculed. For example, at the final hearing for 801 South Street Tower B, held on Dec. 4, 2013, when area resident Ariel Salinas attempted to explain in great detail how the units were not priced affordably when using realworld mortgage rates and related costs, Board President Brian Lee yelled (emphasis added):

*"I'm also discouraged by the act of throwing up all kinds of things against the wall, all kinds of opposition, whether **it's valid or not**, simply to oppose and slow down the Project."*

(To hear a recording of this exchange, go to:

<http://hpr2.org/post/hcdaapprovessecond801southstreettower>)

In my opinion, that outburst spoke volumes. Yes, dealing with the public can be trying at times – it is understandable that once in a while, a civil servant will lose his or her temper. However it is also what Mr. Lee said that troubles me – it implies that the decision to approve the project was already made before any hearings even began and whatever problems we residents discovered – ranging from public safety to erroneous calculations of affordability – were inconsequential. This is NOT effective and meaningful public engagement.

In conclusion, state agencies help to make Hawaii a better place for everyone, by serving the public. By their recent actions and behaviors, it seems that the HCDA Board and Executive Director Tony Ching have forgotten that this is also their inherent duty. It is up to this legislature to enact laws that remind them of this duty to the people of Hawaii; failing to do so sets a dangerous precedent and invites other state agencies to follow HCDA's example.

Please pass SB2698. Thank you for the opportunity to submit this testimony.

From: mailinglist@capitol.hawaii.gov
To: [WAM Testimony](#)
Cc: connie.smyth54@gmail.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Monday, February 24, 2014 5:52:34 PM

SB2698

Submitted on: 2/24/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
connie smyth	Individual	Support	No

Comments: I Support SB 2698 because: * If a person is adversely affected by a decision made by HCDA, he or she should be allowed to request a hearing to contest the decision. * HCDA should be more transparent and responsive to community concerns. *HCDA should be made more accountable, with more oversight by legislators. It should not be allowed to change building rules without legislative authorization. *Developers of condos should be required to perform impact studies (just as developers are required to do everywhere else on Oahu) to evaluate sewers, roads, utilities including water and electricity, schools, parks, and other infrastructure requirements needed for the additional number of residents. Access to emergency services should be evaluated as well. If any infrastructure improvements are needed, the developer should be required to pay the necessary impact fees (as is required for developers everywhere else on Oahu.) * There is a growing wall of concrete in Kakaako that is spoiling beautiful public vistas of the last remaining shoreline of urban Honolulu. Buildings in Kakaako should have stricter limits on height and density, similar to the City's standards. A density limit of 3.5 FAR with height limit of 400 feet is reasonable (although a density limit of 1.5 would be even better,

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Cc: eo50@icloud.com
Subject: *Submitted testimony for SB2698 on Feb 26, 2014 09:00AM*
Date: Tuesday, February 25, 2014 7:01:45 AM

SB2698

Submitted on: 2/25/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Eric Okamura	Individual	Support	No

Comments:

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To: [WAM Testimony](#)
Cc: glennshiroma@hawaiiantel.net
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Monday, February 24, 2014 10:42:29 AM

SB2698

Submitted on: 2/24/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Glenn Shiroma	Individual	Support	No

Comments: Testimony in STRONG SUPPORT for SB2698 SD1..

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Written Testimony for the
Committee on Ways and Means
Wednesday, 0900 hrs, February 26, 2014
Conference Room 211
Senate Bill 2698 SD 1
Relating to the Kakaako Community Development District (HCDA)

Chairperson Ige, Vice Chair Kidani and Committee Members

Thank you for your time and the opportunity to submit this testimony.

My name is Grace Ishihara and I am a resident of Kakaako.

I support SB 2698 SD 1 for the following reasons, but with personal reservations concerning the effective date:

I think that if this bill is passed and takes effect on 7/1/2050 – it will be too late. That's 36 years from now and I know I won't live to see that date. Kakaako will already be built as the developers want and has planned, and it will be another crowded and congested area like Waikiki or downtown Honolulu. Actually, by 2050 there won't be anywhere you can build anymore in Kakaako! I do not see the rationale of waiting 36 years because these issues won't even matter by then. It seems like it is a total waste of time and effort if something is not done sooner to prevent a disaster on our island of Oahu.

I have experienced firsthand on how the HCDA interacts with the community. After attending and testifying at several public hearings to include the supplemental hearings, I felt like I was treated like a second class citizen and humiliated in public.

Community engagement and public notice requirements: My impression is that HCDA conducts these hearings just to check the box that says "YES WE ENGAGED THE COMMUNITY AND LISTENED TO WHAT THEY HAD TO SAY," but I truly doubt if they that. The Executive Director meticulously took down each of our comments and came back with answers which I thought were excuses to benefit the developer and to support HCDA's approval of the project. They twisted our words to make it sound like we were not making correct statements. It made me feel like I was on the stand and being questioned about the validity of my comments. I'm sure that everyone who testified in opposition to any of the proposed developments will all agree with me. At the last HCDA hearing for the 801 South St Tower B, the HCDA Chairman accused a resident of the Royal Capitol Plaza that he was throwing every reason there was on the wall to see which one will stick to delay the project. Is this what the Chairman of HCDA should say to a concerned resident? (Dec 4, 2014 hearing). The bottom line is that HCDA did not listen to any of our concerns.

As stated on SB 2698 SD 1, I would like to see HCDA "effectively engage" the community by working with residents and landowners residing within the community in which the project is located. To ensure that the rules are followed, and that proposed buildings do not adversely affect the community or its residents and businesses. I would like to see them provide their response(s) to any concerns that are raised about the project by the community in a timely manner. They should also ensure that residential developments provide necessary community facilities, such as open space, parks, etc be included in the plans of the proposed projects.

The residents of Kakaako did the research on infrastructure in the area of Kakaako with limited resources and limited time. Why did it take the community members to find and point out the discrepancies in the Tower B 801 South project and other proposed projects? We are not planners, and we are not professionals of the trade. Isn't it HCDA's job to ensure that the plans are reviewed?

Or do they not see any discrepancies in any of the proposed projects? It should be HCDA's responsibility to have the developers submit all necessary requirements for project approval.

Again, I support SB 2698 SD 1 and urge the members of the committee to pass this bill with an effective date of this year. The future of Kakaako and Oahu is at the mercy of these "development-happy" Authorities that are appointed by the Governor who is running for re-election. The Unions claim that if they don't approve all these projects that they won't have enough construction jobs. The Star-Advertiser published an article on the Feb 8th newspaper that stated they did not have enough construction workers to take the current jobs. What is the big rush?

Again, thank you for this opportunity to submit my testimony.

Grace Ishihara

ue-wale0903@hotmail.com

From: mailinglist@capitol.hawaii.gov
To: [WAM Testimony](#)
Cc: ewabond@gmail.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Monday, February 24, 2014 1:01:48 PM

SB2698

Submitted on: 2/24/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
John Bond	Individual	Support	No

Comments: Honolulu's Kakaako developer Greed Fest will absolutely prove what a misguided conjob HCDA and Hawaii State development policy is conducting when the future Pacific naval war erupts and Honolulu becomes a ghost town of tall buildings with owners in the People's Republic of China. China's military is already developing aircraft carriers and ballistic nuclear submarines and have publically boasted how many Americans they will be able to kill in West Coast cities with one strike. China's military has already sworn to take islands from Pacific nations, including Japan. The war is coming. This is who HCDA is marking these tall building's to- America's future enemy. This isn't hype- this is a US Navy intelligence assessment of what is coming. It was put forth in a major US Naval Institute conference just last week by US naval intelligence experts. Bad, bad stupid greedy development policy destined to be a total future disaster for everyone in Honolulu except those who hope to pocket the money and get out fast before the next Pacific war starts.

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Cc: leiofaloa@yahoo.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Tuesday, February 25, 2014 2:55:33 AM

SB2698

Submitted on: 2/25/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Julie Nishimura	Individual	Support	No

Comments: I support SB 2698 SD1 in its entirety.

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Cc: lynnehi@aol.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Monday, February 24, 2014 10:21:06 AM

SB2698

Submitted on: 2/24/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
lynne matusow	Individual	Support	No

Comments: Comments: This testimony is in strong support of SB 2698. For more than 25 years I have watched the transformation of the HCDA, from an agency that ignored the public to one which started paying attention to one which is now in bed with the developers. In that 25 years the agency has refused to address the need for schools for the population it expects. It now says the income levels for condo purchase for workforce housing are based on married couples, not singles, because "singles don't buy, they rent." They are out of touch with the real world. They do not understand that as an unpopulated area becomes populated it is imperative to listen to the denizens. Please pass this bill as a step toward the needed reforms of the HCDA. I will be out of town, or I would be there in person. Lynne Matusow 60. N. Beretania, #1804 Honolulu, HI 96817 531-4260

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To: [WAM Testimony](#)
Cc: ndavlantes@aol.com
Subject: *Submitted testimony for SB2698 on Feb 26, 2014 09:00AM*
Date: Monday, February 24, 2014 10:22:40 AM

SB2698

Submitted on: 2/24/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Nancy Davlantes	Individual	Support	No

Comments:

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To: [WAM Testimony](#)
Cc: ptadaki@hotmail.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Tuesday, February 25, 2014 1:45:46 PM

SB2698

Submitted on: 2/25/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Paula B Tadaki	Individual	Support	No

Comments: I support this Bill.

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Cc: rkorph@gmail.com
Subject: Submitted testimony for SB2698 on Feb 26, 2014 09:00AM
Date: Tuesday, February 25, 2014 6:24:35 AM

SB2698

Submitted on: 2/25/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Ron Okamura	Individual	Support	Yes

Comments: HCDA is not accountable to anyone even the legislature. They have veered off course of the Mauka Area Plan and have granted too many modifications. The legislative oversight is welcomed.

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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From: mailinglist@capitol.hawaii.gov
To: [WAM Testimony](#)
Cc: rontthi@gmail.com
Subject: *Submitted testimony for SB2698 on Feb 26, 2014 09:00AM*
Date: Monday, February 24, 2014 2:45:49 PM

SB2698

Submitted on: 2/24/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
Ronald Taniguchi	Individual	Support	No

Comments:

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From: [Web Nolan](#)
To: [WAM Testimony](#)
Cc: [Sen. Brickwood Galuteria](#); [Rep. Scott Saiki](#); [carol fukunaga](#)
Subject: *****SPAM***** Testimony for Feb 26 hearing on three bills relating to HCDA
Date: Monday, February 24, 2014 10:45:21 AM

Chairman Ige and members of the Senate Ways and Means Committee:

My name is Webster Nolan, a condo owner/resident in Kakaako for the past 20 years. I also worked in Kakaako in the 1960s and early 1970s, and like many residents and business people in the district, share deep concerns about what our state government is allowing HCDA to do to our neighborhoods.

I strongly support SB2696 SD1, SB2697 SD1 and SB2698 SD1, all of which are modest proposals to realign the actions, rules and decisions of the HCDA to conform to the provisions and intent of the 1975/76 legislation that created the Authority.

Evidence and testimony submitted by concerned citizens of Kakaako to the Authority, the Legislature and Honolulu City Council during the past five months in connection with the "801 South Street, Phase Two" development project, overwhelmingly demonstrates that the Authority has frequently and flagrantly violated state laws and its own rules, as well disregarded common decency, with respect to public participation in the decision-making process, affordability of proposed "workforce" housing, environmental considerations (traffic, sewage, public health and safety, open space), the need for recreational and green areas for a growing population, and the frequently expressed public demand to provide land for an elementary school in Kakaako.

Additionally, the Authority habitually grants substantial exemptions to developers and their financial backers, thereby awarding itself arbitrary powers that blatantly conflict with fundamental and constitutional rights of the citizenry.

The bills under consideration today offer a few small steps toward rectifying these rogue activities. Most Kakaako residents want the area to grow along the lines of the Mauka General Plan, providing more jobs and pleasant living conditions at affordable prices, and we recognize that high property costs and other factors make achieving these goals a serious but certainly not insurmountable challenge. Today, however, the largest obstacle is the Authority itself, and we urgently ask this committee and the full Legislature to approve these bills as a starting point toward getting HCDA back on track.

Thank you for the chance to offer our suggestions for your consideration.

From: mailinglist@capitol.hawaii.gov
To: [WAM Testimony](#)
Cc: williamlee244@gmail.com
Subject: *Submitted testimony for SB2698 on Feb 26, 2014 09:00AM*
Date: Tuesday, February 25, 2014 6:27:19 AM

SB2698

Submitted on: 2/25/2014

Testimony for WAM on Feb 26, 2014 09:00AM in Conference Room 211

Submitted By	Organization	Testifier Position	Present at Hearing
William Lee	Individual	Support	No

Comments:

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