



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**  
KA 'OIHANA HO'OMOHALA PĀ'OIHANA, 'IMI WAIWAI  
A HO'OMĀKA'IKĀ'I

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Statement of  
**JAMES KUNANE TOKIOKA**  
**Director**  
Department of Business, Economic Development, and Tourism  
before the  
**HOUSE COMMITTEE ON WATER AND LAND**

Thursday, January 30, 2025  
9:00 AM  
State Capitol, Conference Room 411

In consideration of  
**HB 1007**  
**RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.**

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

Thank you for the opportunity to testify in strong support of HB 1007, an Administration bill, which clarifies the roles and responsibilities of the Hawaii Community Development Authority (HCDA).

This housekeeping measure authorizes the HCDA to cooperate with or assist public and private sector entities to engage in projects that improve the State, which HCDA has been asked to do by the legislature and other state agencies in the past. As a part of its mandate, HCDA collaborates with private entities and federal, state and county agencies to complete community development plans for the betterment of the State.

This bill also repeals the transit-oriented development infrastructure improvement district and board under HCDA (see HRS 206E, Part X) and increases administrative efficiency by establishing the transit-oriented development infrastructure improvement program instead.

Thank you for the opportunity to testify.



LATE \*Testimony submitted late may not be considered by the Committee for decision making purposes.

**STATE OF HAWAII  
OFFICE OF PLANNING  
& SUSTAINABLE DEVELOPMENT**

**Late**

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Statement of  
**MARY ALICE EVANS, Director**

before the  
**HOUSE COMMITTEE ON WATER AND LAND**

Thursday, January 30, 2025

9:00 AM

State Capitol, Conference Room 411

in consideration of  
**HB 1007**

**RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.**

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

The Office of Planning and Sustainable Development (OPSD) **strongly supports** HB 1007, an Administration bill, and offers **comments** on this measure. HB 1007 redefines the transit-oriented development (TOD) infrastructure improvement district provisions in Hawai'i Revised Statutes Chapter 206E, as a TOD infrastructure improvement program under the Hawai'i Community Development Authority (HCDA).

Through its work with the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council), OPSD has advocated for regional infrastructure improvements and financing tools to deliver infrastructure that is hindering development of affordable housing and mixed-use communities in TOD areas. OPSD and HCDA have worked collaboratively through the TOD Council to tackle some of these infrastructure deficits, including most recently partnering on the preparation of an infrastructure implementation master plan for State and other lands surrounding the three East Kapolei Skyline stations.

OPSD believes HB 1007 will result in a more responsive and flexible program to support the planning, design, and construction of infrastructure improvements needed to support development, including affordable housing, in TOD areas.

OPSD offers two comments. First, we suggest on page 7, line 7 to replace "shall" with "may" to ensure that lands within a large unsubdivided parcel unsuited for development are not automatically included within a program area. Second, we suggest that HCDA retain the authority to establish infrastructure improvement districts as needed to facilitate intergovernmental agreements and cost-sharing of implementation of infrastructure improvements.

Thank you for the opportunity to testify on this measure.



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

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STERLING HIGA  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Statement of  
**CRAIG K. NAKAMOTO**  
**Executive Director**  
Hawai'i Community Development Authority  
before the  
**HOUSE COMMITTEE ON WATER & LAND**

Thursday, January 30, 2025  
9:00 am  
State Capitol, Conference Room 411 & Videoconference

In consideration of  
**HB1007**  
**RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.**

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

The Hawai'i Community Development Authority (HCDA) strongly supports HB1007, which has two significant parts that are critical to the agency's future.

The first part, a housekeeping measure, authorizes the HCDA to cooperate with private and public sector entities to engage in projects that improve the State. Such cooperation is envisioned to make government more efficient by allowing HCDA to assist other public sector entities, particularly state agencies.

Since the Legislature established the HCDA in 1976 with the Kaka'ako Community Development District, the Legislature expanded the responsibilities of the HCDA to include other community development districts, and responsibilities to develop infrastructure that supports transit-oriented development statewide, and helping and cooperating with other public and private sector entities with projects that improve communities statewide, such as preparing a study of the feasibility and market outlook for the future Wai'ākea Peninsula in collaboration with the Department of Land and Natural Resources.

Given the evolution of the HCDA's responsibilities, this section should be revised to reflect the current responsibilities and roles of the HCDA.

The second part of the bill would amend the Transit-Oriented Development Infrastructure Improvement District, *chapter 206E, part X, HRS*, currently under HCDA, into a Transit-Oriented Development Infrastructure Improvement Program, for efficiency, by eliminating the four county boards representing each of the four counties.

Transit-oriented development projects are prioritized by the Transit-Oriented Development Interagency Council, which has statewide representatives from the public and private sectors. Through this process, projects are vetted by the council and its community representatives. Eliminating the four county boards removes redundancy.

The new TOD Infrastructure Improvement Program would continue to have the immediate oversight of the HCDA Board and HCDA would continue to maintain its effectiveness in executing TOD Projects.

Thank you for the opportunity to provide testimony.