

STAND. COM. REP. NO.

715

Honolulu, Hawaii

FEB 14

, 2025

RE: H.B. No. 1409

H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Water & Land, to which was referred H.B.
No. 1409, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Amend the funding priorities of the Rental Housing Revolving Fund to incentivize development in areas that satisfy transit-supportive density requirements;
- (2) Allocate a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects;
- (3) Require the Transit-Oriented Development Infrastructure Improvement District Board to consider the infrastructure needs of transit-supportive density requirements; and
- (4) Require the strategic plan developed by the Hawaii Interagency Council for transit-oriented development to delineate county-designated transit-oriented development areas for each county.

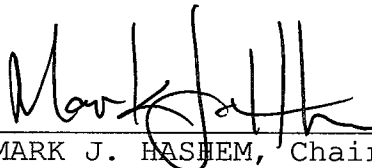


Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Holomua Collaborative; Hawai'i Appleseed Center for Law & Economic Justice; Hawai'i YIMBY; Oahu Metropolitan Planning Organization; Grassroot Institute of Hawaii; Housing Hawai'i's Future; and numerous individuals. Your Committee received comments on this measure from the Department of Planning and Permitting of the City and County of Honolulu.

Your Committee finds that transit-oriented development districts present a critical opportunity for efficient land use by promoting higher-density development near public transit infrastructure. Your Committee further finds that the underutilization of land in transit-oriented development districts is partially due to restrictive development standards. Your Committee believes that promoting the development of high-density developments, and particularly affordable housing, near transit hubs will ensure the economic and environmental benefits of the State's investments in county-designated transit-oriented development districts are fully utilized.

As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1409, H.D. 1, and recommends that it be referred to your Committee on Finance.

Respectfully submitted on
behalf of the members of the
Committee on Water & Land,


MARK J. HASHEM, Chair



HSCR 715

Bill/Resolution No.: HB 1409.HDI		Committee Referral: HSG,WAL,FIN		Date: 2/13/2025	
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.					
The recommendation is to: <input checked="" type="checkbox"/> Pass, unamended (as is) <input type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)					
WAL Members	Ayes	Ayes (WR)	Nays	Excused	
1. HASHEM, Mark J. (C)	✓				
2. LAMOSAO, Rachele F. (VC)	✓				
3. BELATTI, Della Au	✓				
4. ICHIYAMA, Linda	✓				
5. IWAMOTO, Kim Coco	✓				
6. MORIKAWA, Dee	✓				
7. POEPOE, Mahina				✓	
8. WOODSON, Justin H.				✓	
9. SHIMIZU, Garner M.	✓				
10. SOUZA, Kanani	✓				
TOTAL (10)	8	0	0	2	
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s)					
Vice Chair's or designee's signature: _____					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					