

MAR 17 2009

SENATE RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO
ESTABLISH A TRANSIT ORIENTED DEVELOPMENT TASK FORCE TO
FACILITATE MIXED-INCOME AND AFFORDABLE HOUSING IN TRANSIT
ORIENTED DEVELOPMENTS BY BETTER COORDINATING TRANSPORTATION
AND HOUSING PLANNING AND PROGRAMS.

1 WHEREAS, in December 2006, the Honolulu City Council voted
2 to select a fixed guideway project as the Locally Preferred
3 Alternative, a historic decision that will move people and
4 improve mobility, and will also be key to shaping the
5 development in the transit corridor and many high-density areas
6 within the transit influence zone; and
7

8 WHEREAS, as a result, transit oriented development is
9 increasingly recognized as having the potential to improve the
10 quality of life for Hawaii households by creating livable
11 communities in proximity to transit; and
12

13 WHEREAS, transit oriented development presents unique
14 opportunities to address land use, planning, zoning, and
15 financing issues that affordable housing developers encounter
16 when developing mixed-income housing projects; and
17

18 WHEREAS, these are important planning issues that will
19 reshape the urban form of Honolulu, will shape the emerging form
20 of the Ewa-Kapolei district, and will determine the connection
21 between these two important urban centers; and
22

23 WHEREAS, transit oriented development also presents an
24 opportunity to reevaluate land use, to create spaces that
25 achieve community and building objectives, and to set priorities
26 for public and private investment in infrastructure, public
27 facilities, and affordable housing; and
28

29 WHEREAS, decisions for alignment, station location, access,
30 amenities, and nearby land use all involve compromise, often
31 between state, county, and private entities; and
32



1 WHEREAS, identifying alternatives, understanding costs and
2 benefits, and finding criteria for decisions are all basic steps
3 in the planning process, and choices made regarding development,
4 both public and private, will determine the success of the
5 transportation system, its ridership, its usefulness, and its
6 ability to interact between destinations; now, therefore,
7

8 BE IT RESOLVED by the Senate of the Twenty-fifth
9 Legislature of the State of Hawaii, Regular Session of 2009,
10 that the Hawaii Housing Finance and Development Corporation is
11 urged to establish a Transit Oriented Development Task Force to
12 facilitate mixed-income and affordable housing in transit
13 oriented developments by better coordinating transportation and
14 housing planning and programs; and
15

16 BE IT FURTHER RESOLVED that the Transit Oriented
17 Development Task Force consists of at least the following
18 thirteen members; provided that each county that develops a
19 rapid transit system shall be represented on the task force:
20

- 21 (1) The Executive Director of the Hawaii Housing Finance
22 and Development Corporation;
23
- 24 (2) The Director of the state Office of Planning, or a
25 designated representative;
26
- 27 (3) The state Director of Finance, or a designated
28 representative;
29
- 30 (4) Two members of the State Senate appointed by the
31 President of the Senate, one of whom shall be the
32 Chairperson of the Senate Committee with primary
33 responsibility for housing issues;
34
- 35 (5) Two members of the State House of Representatives
36 appointed by the Speaker of the House of
37 Representatives, one of whom shall be the Chairperson
38 of the House Committee with primary responsibility for
39 housing issues;
40
- 41 (6) The county Director of Planning, or a designated
42 representative;
43



1 (7) The county Director of Budget and Fiscal Services, or
2 a designated representative;

3
4 (8) The county Housing Director, or a designated
5 representative;

6
7 (9) The county Director of the Metropolitan Planning
8 Organization, or a designated representative; and
9

10 (10) Two members of the County Council appointed by the
11 Chairperson of the Council, one of whom represents an
12 area with, or planned to have rapid transit stations;
13 and
14

15 BE IT FURTHER RESOLVED that the Transit Oriented
16 Development Task Force serve in an advisory capacity to the
17 Legislature, the legislative body of each county, and the
18 appropriate state and county agencies responsible for carrying
19 out a continuing, comprehensive, transit oriented development
20 planning process, and is requested to:

21
22 (1) Identify regulatory barriers to housing near transit
23 stations;

24
25 (2) Identify ways to improve coordination of housing and
26 transportation planning including the United States
27 Department of Housing and Urban Development's
28 Consolidated Plan and Public Housing Agency Plan, and
29 the United States Department of Transportation's
30 transportation planning requirements;

31
32 (3) Identify strategies for addressing area housing and
33 transportation needs including the designation of
34 transit oriented development zones;

35
36 (4) Identify ways to improve the leveraging of housing and
37 transportation funds;

38
39 (5) Identify financial incentives for funding mixed-income
40 and affordable housing near transit, as well as land
41 use and other incentives to expand housing choices in
42 proximity of new and existing transit stations;
43



- (6) Identify tax incentives for the development or rehabilitation of community health care facilities within mixed-use transit oriented development projects;
- (7) Monitor outcomes and continually update goals and objectives; and
- (8) Undertake any other functions as may be appropriate in an advisory capacity to ensure a joint planning process between a county and the State, and advise appropriate legislative bodies and agencies, as necessary; and

BE IT FURTHER RESOLVED that the Transit Oriented Development Task Force is requested to report its findings and recommendations, including any proposed state or county legislation, to this body no later than twenty days prior to the convening of the Regular Sessions of 2010, 2011, and 2012; and

BE IT FURTHER RESOLVED that the Transit Oriented Development Task Force cease to exist on December 31, 2011; and

BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Governor, Executive Director of the Hawaii Housing Finance and Development Corporation, President of the Senate, Speaker of the House of Representatives, Mayors of the four counties, and Chairs of the legislative bodies of the four counties.

OFFERED BY:

Norman Sakomfi
Shianne Chun Oalilana

Michelle N. Sidani

