

STAND. COM. REP. NO. 1023

Honolulu, Hawaii

March 20, 2009

RE: S.B. No. 442

S.D. 2

H.D. 1

Honorable Calvin K.Y. Say
Speaker, House of Representatives
Twenty-Fifth State Legislature
Regular Session of 2009
State of Hawaii

Sir:

Your Committee on Transportation, to which was referred S.B. No. 442, S.D. 2, entitled:

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

begs leave to report as follows:

The purpose of this bill is to facilitate the development of affordable housing in well-designed transit-oriented development and improve the coordination of housing and transportation planning at all levels of government by:

- (1) Authorizing the Hawaii Housing Finance and Development Corporation (HHFDC) to:
 - (A) Grant funds to affordable housing developers to contract for third-party review and certification to facilitate compliance with the various building codes, ordinances, rules, and other requirements of a county; and
 - (B) Expedite the process and issuance of building permits for an affordable housing project that is part of a transit oriented development;
- (2) Appropriating moneys for the grants;



- (3) Establishing a commission on transit oriented development to advise the Legislature, the legislative body of each county, and the appropriate state and county agencies responsible for carrying out a continuing and comprehensive transit oriented development planning process; and
- (4) Appropriating an unspecified amount of funds for the commission.

HHFDC and the Department of Planning and Permitting of the City and County of Honolulu provided comments on this bill.

The City and County of Honolulu is about to embark on the largest public works project in the state's history, often referred to as the Honolulu High Capacity Transit Project (Project).

The Project is expected to spur transit-oriented development all along the mass transit corridor. To accommodate the expected future growth in these areas, upgrades and improvements to increase capacity to infrastructure in these areas will be necessary. Making these upgrades and replacements will result in more compact, dense, and coordinated development along this transportation corridor with an added benefit of reducing urban sprawl.

However, your Committee finds that the intent of this measure can be accomplished by providing no-interest loans to the counties for these development needs. Accordingly, your Committee has amended this bill by deleting its contents and replacing it with the language contained in H.B. No. 863, H.D.1.

As amended, this bill would encourage coordinated urban development while reducing urban sprawl by creating a no-interest loan revolving fund to provide no-interest loans to the counties for the development, predevelopment, or construction of infrastructure projects to expedite the building of transit-oriented development, particularly those projects involving affordable housing.

Technical, nonsubstantive amendments were also made for clarity, consistency, and style.



As affirmed by the record of votes of the members of your Committee on Transportation that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 442, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 442, S.D. 2, H.D. 1, and be referred to the Committees on Housing and Water, Land, & Ocean Resources.

Respectfully submitted on
behalf of the members of the
Committee on Transportation,



JOSEPH M. SOUKI, Chair



State of Hawaii
House of Representatives
The Twenty-fifth Legislature

HSCR 1023

Record of Votes of the Committee on Transportation

Bill/Resolution No.: SB 442, SD2	Committee Referral: TRN, HSG/WLO, FIN	Date: 03/16/2009		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" 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)				
TRN Members	Ayes	Ayes (WR)	Nays	Excused
1. SOUKI, Joseph M. (C)	/			
2. AWANA, Karen Leinani (VC)	/			
3. AQUINO, Henry J.C.	/			
4. HANOHANO, Faye P.	/			
5. KEITH-AGARAN, Gilbert S.C.				/
6. LEE, Marilyn B.	/			
7. NAKASHIMA, Mark M.	/			
8. RHOADS, Karl	/			
9. SAIKI, Scott K.				/
10. TAKUMI, Roy M.	/			
11. YAMASHITA, Kyle T.	/			
12. PINE, Kymberly Marcos				/
TOTAL (12)	9	0	0	3
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <small>committee acronym(s)</small>				
Vice Chair's or designee's signature:				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				