

Honolulu, Hawaii

MAR 06 2009

RE: S.B. No. 645
S.D. 2

Honorable Colleen Hanabusa
President of the Senate
Twenty-Fifth State Legislature
Regular Session of 2009
State of Hawaii

Madam:

Your Committee on Water, Land, Agriculture, and Hawaiian Affairs, to which was referred S.B. No. 645, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO KAKAAKO,"

begs leave to report as follows:

The purpose of this measure is to increase the reserved housing requirement for a planned development to twenty-five per cent of floor space in the Kakaako community development district, mauka area for lots 80,000 square feet or more in size.

Testimony in support of this measure was submitted by three organizations and one public citizen. One public citizen supported the intent of the measure, and one state agency and three organizations provided comments. Testimony in opposition was submitted by four organizations and one public citizen. Written testimony presented to your Committee may be reviewed on the Legislature's website.

Your Committee finds that the State has invested more than \$500 million in infrastructure improvements to accommodate housing developments in the Kakaako community development district, mauka area. In 1982, the Kakaako community development district redevelopment plan called for a mixture of industrial, commercial, and residential land uses because of its strategic location in the primary urban core. The plan envisioned approximately 19,000 housing units of which three-fourths were expected to be affordable housing units. Your Committee believes that during the economic downturn, the Legislature has an opportunity to make a



lasting contribution to the State's economy by providing a substantial number of affordable housing units and fulfilling the goals of the Kakaako community development district.

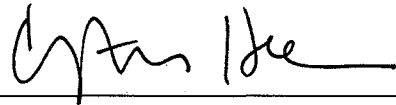
Your Committee has amended this measure by:

- (1) Increasing the square footage threshold to which the twenty-five per cent reserved housing requirement applies from 80,000 square feet to lots of three acres or more and requiring twenty per cent reserved housing for lots of at least 20,000 square feet and less than three acres;
- (2) Expanding the application of the reserved housing requirement to include residential, commercial, industrial, and resort uses;
- (3) Adding public utility facility to the definition of "community service use";
- (4) Adding a definition of "floor area";
- (5) Requiring that unbuilt portions of pending master plans comply with this measure;
- (6) Amending the purpose section to reflect these changes; and
- (7) Amending the effective date to July 1, 2050 for the purpose of encouraging further discussion.

As affirmed by the record of votes of the members of your Committee on Water, Land, Agriculture, and Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 645, S.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as S.B. No. 645, S.D. 2.



Respectfully submitted on
behalf of the members of the
Committee on Water, Land,
Agriculture, and Hawaiian
Affairs,



CLAYTON HEE, Chair



Record of Votes
Committee on Water, Land, Agriculture and Hawaiian Affairs
WTL

*Only one measure per Record of Votes