

FEB 27 2014

SENATE CONCURRENT RESOLUTION

URGING THE STATE TO REVISE ALL DEVELOPMENT AND CAPITAL
IMPROVEMENT PROJECTS OF URBAN SPRAWL DEVELOPMENT ON STATE-
OWNED LAND WITHIN A HALF-MILE RADIUS OF EACH PLANNED RAIL
STATION.

1 WHEREAS, state and county land use practices should be
2 changed to plan for proper population growth and to avoid a
3 decrease in new housing supply and an increase in housing
4 prices; and

5
6 WHEREAS, it costs approximately \$300,000 to subsidize one
7 affordable rental unit, which, multiplied by the state shortage
8 of 10,000 units, requires \$3,000,000,000 of taxpayer subsidy and
9 provides no solution to the affordable housing shortage or
10 expansion of urban sprawl; and

11
12 WHEREAS, on the island of Oahu, up to 4,000 new households
13 are created each year, which requires the building of 100,000
14 new homes over the next twenty-five years; and

15
16 WHEREAS, changes are necessary to provide opportunities to
17 preserve or increase the number of affordable housing facilities
18 within transit-oriented development zones and improve facilities
19 for the care of children and the elderly; and

20
21 WHEREAS, existing land use practices increase urban sprawl
22 and have discouraged economic activity; and

23
24 WHEREAS, existing land use practices, including statutes,
25 ordinances, permitting, development application processes, and
26 environmental infrastructure, need to be reviewed to effectively
27 provide the necessary information and recommendations required
28 to plan for the reduction of urban sprawl and proper development
29 and redevelopment to accommodate population growth; and
30



1 WHEREAS, to prevent urban sprawl from destroying state
2 agricultural lands, a viable option would be to focus growth
3 along the transit corridors through the county development or
4 sustainable communities plans for Ewa, Central Oahu, and the
5 Primary Urban Center; and
6

7 WHEREAS, this body finds that successful planning for
8 growth requires reducing sprawl and creating urban developments
9 in existing and new communities that offer a high quality of
10 life for a broad range of household types; and
11

12 WHEREAS, well-designed and well-integrated higher-density
13 development can significantly reduce dependency on cars and
14 decrease traffic congestion and vehicle emissions, while
15 offering even greater benefits when job locations and commercial
16 activity locations are incorporated with the housing; now,
17 therefore,
18

19 BE IT RESOLVED by the Senate of the Twenty-seventh
20 Legislature of the State of Hawaii, Regular Session of 2014, the
21 House of Representatives concurring, that the State is urged to
22 revise all development and capital improvement projects of urban
23 sprawl development on state-owned land within a half-mile radius
24 of each planned rail station; and
25

26 BE IT FURTHER RESOLVED that certified copies of this
27 Concurrent Resolution be transmitted to the Governor and City
28 and County of Honolulu Department of Planning and Permitting.
29
30
31

OFFERED BY:







