
A BILL FOR AN ACT

RELATING TO TRANSIT ORIENTED DEVELOPMENT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that there is an
2 opportunity to address affordable housing shortages through
3 transit-oriented development. However, the State has yet to
4 devise a master plan to develop areas around the rail transit
5 stations located on the island of Oahu so that they are transit-
6 ready.

7 The legislature further finds that the Honolulu rail
8 transit project encourages the use of rail as an alternative
9 mode of transportation. Transit-oriented development along the
10 project's rail transit stations also encourages mixed use
11 development, allowing for daily goods and services to be located
12 within walking distance, and can help to bring down the number
13 of vehicles on roadways.

14 The purpose of this Act is to require the Hawaii community
15 development authority to use its development authority to
16 designate transit-oriented development community districts along
17 the Honolulu rail station transit corridor that allow for



1 growth in affordable housing at each transit station while
2 reducing the number of motor vehicles within each district.

3 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is
4 amended by adding a new part to be appropriately designated and
5 to read as follows:

6 "PART . TRANSIT-ORIENTED DEVELOPMENT COMMUNITY DISTRICTS

7 §206E-A Definitions. As used in this part:

8 "District" means a transit-oriented development community
9 district.

10 "Mode share" means the percentage of trips made by a
11 population within a district using a specific mode of
12 transportation.

13 §206E-B Transit-oriented development community districts
14 established; boundaries. The authority shall designate transit-
15 oriented development community districts along the Honolulu rail
16 station transit corridor. Each district shall include the area
17 that is within a one mile radius of each transit station along
18 the Honolulu rail transit project corridor.

19 §206E-C Transit-oriented development community districts;
20 development guidance policies. The authority shall enforce the



1 following development guidance policies in the transit-oriented
2 development community districts:

3 (1) Development within the district shall include
4 affordable housing within half a mile of the transit
5 station; provided that:

6 (A) Ten per cent of development shall be used for
7 affordable housing for individuals or families
8 who meet sixty per cent of the area median
9 income;

10 (B) Ten per cent of development shall be used for
11 affordable housing for individuals or families
12 who meet sixty-one to eighty per cent of the area
13 median income;

14 (C) Twenty per cent of development shall be used for
15 affordable housing for individuals or families
16 who meet eighty-one to one hundred twenty per
17 cent of the area median income; and

18 (D) Twenty per cent of development shall be used for
19 affordable housing for individuals or families
20 who meet one hundred twenty one to one hundred
21 eighty per cent of the area median income; and



1 (2) Districts shall be developed in such a way to reach a
 2 mode share target of trips by cars to less than forty
 3 per cent in each district.

4 §206E-D Transit-oriented development community district;
 5 in-lieu fee. Any developer that seeks to develop within the
 6 district shall first pay an in-lieu fee to the authority, which
 7 shall be equal to or greater than the actual cost of designing,
 8 constructing, and selling of the development."

9 SECTION 3. In codifying the new sections added by section
 10 2 of this Act, the revisor of statutes shall substitute
 11 appropriate section numbers for the letters used in designating
 12 the new sections in this Act.

13 SECTION 4. This Act shall take effect upon its approval.
 14

INTRODUCED BY:

Mark Spitzer

Tom B...

Sen A...

Al J...

Cher T...

Ch. K. C. ...

Del H...

Mark H...

...



H.B. NO. 1386

Report Title:

Transit-Oriented Development Community Districts

Description:

Requires the Hawaii Community Development Authority (HCDA) to designate transit-oriented development community districts along the Honolulu Rail Station Transit Corridor.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

