
A BILL FOR AN ACT

RELATING TO COMMUNITY DEVELOPMENT.

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

1 SECTION 1. The legislature finds that the city and county
2 of Honolulu is constructing a rail transit system through the
3 Ewa and primary urban development plan areas. The legislature
4 further finds that these are areas where major growth in
5 population and economic activity is being directed, and that
6 transit-oriented development associated with the rail system
7 will encourage this growth and provide the opportunity to
8 increase the much needed inventory of affordable housing units
9 on Oahu and throughout the State.

10 The legislature additionally finds that the State has
11 identified transit-oriented development and affordable housing
12 development as important areas of focus. Act 130, Session Laws
13 of Hawaii 2016, created the Hawaii interagency council for
14 transit-oriented development with the purpose of coordinating
15 state agency transit-oriented development planning and
16 facilitating consultation and collaboration between the State
17 and the counties on smart growth and transit-oriented



1 development initiatives. The legislature also finds that the
2 transit-oriented development council's responsibilities include:

- 3 (1) Developing and implementing a state strategic plan for
4 transit-oriented development, including mixed-use and
5 affordable rental housing units;
- 6 (2) Facilitating funding for transit-oriented development
7 programs and projects;
- 8 (3) Monitoring transit-oriented development implementation
9 and recommending needed policy and statutory changes;
10 and
- 11 (4) Reviewing capital improvement project requests for
12 transit-oriented development on state lands.

13 Additionally, Act 127, Session Laws of Hawaii 2016, established
14 a goal of developing at least 22,500 rental housing units ready
15 for occupancy between 2017 and 2026.

16 The legislature further finds that the State is the largest
17 owner of land parcels along the rail route, and that this land
18 is administered by many different departments and agencies
19 focused on their individual missions and needs and may lack the
20 expertise and resources to oversee land development. Further,
21 the challenges of project financing, developing public-private



1 partnerships, public outreach and engagement, in addition to the
2 actual development, may require steep learning curves for each
3 agency. For these reasons, it is important that the State has a
4 unified, coordinated vision for implementation of sound transit-
5 oriented development and smart growth development of its
6 properties. The legislature additionally finds that allowing a
7 single entity that has experience, expertise, and a proven track
8 record to guide development and redevelopment along the rail
9 line is justified, and that the Hawaii community development
10 authority could be the appropriate entity.

11 The purpose of this Act is to appropriate moneys for the
12 executive director of the Hawaii community development authority
13 to conduct a feasibility study regarding:

- 14 (1) The Hawaii community development authority assuming
15 the role of planning, developing, and redeveloping all
16 state-owned lands within one-half mile of the Honolulu
17 rail transit system, except state-owned lands
18 currently under the administration of the Hawaii
19 public housing authority; and
- 20 (2) Creating a new community development district along
21 the Honolulu rail corridor.



1 SECTION 2. The executive director of the Hawaii community
2 development authority shall conduct a study examining the
3 feasibility of the Hawaii community development authority
4 assuming the role of planning, developing, and redeveloping all
5 state-owned lands within one-half mile of the Honolulu rail
6 transit system; provided that lands administered by the Hawaii
7 public housing authority shall be exempt from the study. The
8 study shall include recommendations and a general implementation
9 plan for creating a new community development district along the
10 rail corridor.

11 SECTION 3. The executive director of the Hawaii community
12 development authority shall submit a report of findings and
13 recommendations of the feasibility study, including any proposed
14 legislation, to the legislature no later than twenty days prior
15 to the convening of the regular session of 2018.

16 SECTION 4. There is appropriated out of the general
17 revenues of the State of Hawaii the sum of \$ or so much
18 thereof as may be necessary for fiscal year 2017-2018 and the
19 same sum or so much thereof as may be necessary for fiscal year
20 2018-2019 for the feasibility study required by this Act,



1 including the retention of necessary and appropriate consultants
2 and professionals.

3 The sums appropriated shall be expended by the Hawaii
4 community development authority for the purposes of this Act.

5 SECTION 5. This Act shall take effect on March 15, 2092.



Report Title:

Transit-oriented Development; Hawaii Community Development Authority; Appropriation

Description:

Appropriates moneys for the Hawaii Community Development Authority (HCDA) Executive Director to conduct a feasibility study regarding: (1) HCDA assuming the role of planning, developing, and redeveloping all state-owned lands, except lands administered by the Hawaii Public Housing Authority, within one-half mile of the Honolulu rail transit system; and (2) creating a new community development district along the Honolulu rail corridor. Requires report to the Legislature. (SB1148 HD1)

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