
A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that there exists in the
2 State a critical need for the development and construction of
3 affordable housing units. Act 127, Session Laws of Hawaii 2016,
4 established a goal of developing at least 22,500 rental housing
5 units ready for occupancy between 2017 and 2026. The
6 legislature further finds that the transit-oriented development
7 associated with the construction of a rail transit system in
8 Honolulu has the potential to fulfill this housing goal.
9 Because the State is the largest landowner of properties along
10 the rail transit line, the State has the opportunity to utilize
11 its resources to significantly increase the inventory of
12 affordable housing units.

13 The legislature additionally finds that Act 130, Session
14 Laws of Hawaii 2016, established the office of planning as the
15 lead agency to coordinate and advance smart growth and transit-
16 oriented development planning within the State, including
17 targeting transit-oriented development areas for significant



1 increases in affordable housing and rental units and approving
2 all state agencies' development plans for parcels along the rail
3 transit corridor. The legislature also finds that requiring an
4 affordable housing component as part of development and
5 redevelopment of state properties along the rail transit line
6 will not only increase the affordable housing stock, but also
7 support rail ridership goals by locating denser, mixed use
8 developments along the rail transit line.

9 The purpose of this Act is to require affordable housing to
10 be included as part of the development or redevelopment plan for
11 state transit-oriented development along the rail transit
12 corridor as part of the office of planning's function as lead
13 agency to coordinate and advance smart growth and transit-
14 oriented development planning within the State.

15 SECTION 2. Section 225M-2, Hawaii Revised Statutes, is
16 amended by amending subsection (b) to read as follows:

17 "(b) The office of planning shall gather, analyze, and
18 provide information to the governor to assist in the overall
19 analysis and formulation of state policies and strategies to
20 provide central direction and cohesion in the allocation of
21 resources and effectuation of state activities and programs and



1 effectively address current or emerging issues and
2 opportunities. More specifically, the office shall engage in
3 the following activities:

4 (1) State comprehensive planning and program coordination.
5 Formulating and articulating comprehensive statewide
6 goals, objectives, policies, and priorities, and
7 coordinating their implementation through the
8 statewide planning system established in part II of
9 chapter 226;

10 (2) Strategic planning. Identifying and analyzing
11 significant issues, problems, and opportunities
12 confronting the State, and formulating strategies and
13 alternative courses of action in response to
14 identified problems and opportunities by:

15 (A) Providing in-depth policy research, analysis, and
16 recommendations on existing or potential areas of
17 critical state concern;

18 (B) Examining and evaluating the effectiveness of
19 state programs in implementing state policies and
20 priorities;



- 1 (C) Monitoring through surveys, environmental
- 2 scanning, and other techniques--current social,
- 3 economic, and physical conditions and trends; and
- 4 (D) Developing, in collaboration with affected public
- 5 or private agencies and organizations,
- 6 implementation plans and schedules and, where
- 7 appropriate, assisting in the mobilization of
- 8 resources to meet identified needs;
- 9 (3) Planning coordination and cooperation. Facilitating
- 10 coordinated and cooperative planning and policy
- 11 development and implementation activities among state
- 12 agencies and between the state, county, and federal
- 13 governments, by:
- 14 (A) Reviewing, assessing, and coordinating, as
- 15 necessary, major plans, programs, projects, and
- 16 regulatory activities existing or proposed by
- 17 state and county agencies;
- 18 (B) Formulating mechanisms to simplify, streamline,
- 19 or coordinate interagency development and
- 20 regulatory processes; and



- 1 (C) Recognizing the presence of federal defense and
- 2 security forces and agencies in the State as
- 3 important state concerns;
- 4 (4) Statewide planning and geographic information system.
- 5 Collecting, integrating, analyzing, maintaining, and
- 6 disseminating various forms of data and information,
- 7 including geospatial data and information, to further
- 8 effective state planning, policy analysis and
- 9 development, and delivery of government services by:
- 10 (A) Collecting, assembling, organizing, evaluating,
- 11 and classifying existing geospatial and non-
- 12 geospatial data and performing necessary basic
- 13 research, conversions, and integration to provide
- 14 a common database for governmental planning and
- 15 geospatial analyses by state agencies;
- 16 (B) Planning, coordinating, and maintaining a
- 17 comprehensive, shared statewide planning and
- 18 geographic information system and associated
- 19 geospatial database. The office shall be the
- 20 lead agency responsible for coordinating the
- 21 maintenance of the multi-agency, statewide



1 planning and geographic information system and
2 coordinating, collecting, integrating, and
3 disseminating geospatial data sets that are used
4 to support a variety of state agency applications
5 and other spatial data analyses to enhance
6 decision-making. The office shall promote and
7 encourage free and open data sharing among and
8 between all government agencies. To ensure the
9 maintenance of a comprehensive, accurate, up-to-
10 date geospatial data resource that can be drawn
11 upon for decision-making related to essential
12 public policy issues such as land use planning,
13 resource management, homeland security, and the
14 overall health, safety, and well-being of
15 Hawaii's citizens, and to avoid redundant data
16 development efforts, state agencies shall provide
17 to the shared system either their respective
18 geospatial databases or, at a minimum, especially
19 in cases of secure or confidential data sets that
20 cannot be shared or must be restricted, metadata
21 describing existing geospatial data. In cases



1 where agencies provide restricted data, the
2 office of planning shall ensure the security of
3 that data; and

4 (C) Maintaining a centralized depository of state and
5 national planning references;

6 (5) Land use planning. Developing and presenting the
7 position of the State in all boundary change petitions
8 and proceedings before the land use commission,
9 assisting state agencies in the development and
10 submittal of petitions for land use district boundary
11 amendments, and conducting periodic reviews of the
12 classification and districting of all lands in the
13 State, as specified in chapter 205;

14 (6) Coastal and ocean policy management. Carrying out the
15 lead agency responsibilities for the Hawaii coastal
16 zone management program, as specified in chapter 205A.
17 Also, developing and maintaining an ocean and coastal
18 resources information, planning, and management system
19 further developing and coordinating implementation of
20 the ocean resources management plan, and formulating



1 ocean policies with respect to the exclusive economic
2 zone, coral reefs, and national marine sanctuaries;

3 (7) Regional planning and studies. Conducting plans and
4 studies to determine:

5 (A) The capability of various regions within the
6 State to support projected increases in both
7 resident populations and visitors;

8 (B) The potential physical, social, economic, and
9 environmental impact on these regions resulting
10 from increases in both resident populations and
11 visitors;

12 (C) The maximum annual visitor carrying capacity for
13 the State by region, county, and island; and

14 (D) The appropriate guidance and management of
15 selected regions and areas of statewide critical
16 concern.

17 The studies in subparagraphs (A) to (C) shall be
18 conducted at appropriate intervals, but not less than
19 once every five years;

20 (8) Regional, national, and international planning.

21 Participating in and ensuring that state plans,



1 policies, and objectives are consistent, to the extent
2 practicable, with regional, national, and
3 international planning efforts;

4 (9) Climate adaptation planning. Conducting plans and
5 studies and preparing reports as follows:

6 (A) Develop, monitor, and evaluate strategic climate
7 adaptation plans and actionable policy
8 recommendations for the State and counties
9 addressing expected statewide climate change
10 impacts identified under Act 286, Session Laws of
11 Hawaii 2012, through the year 2050;

12 (B) Provide planning and policy guidance and
13 assistance to state and county agencies regarding
14 climate change; and

15 (C) Publish its findings, recommendations, and
16 progress reports on actions taken no later than
17 December 31, 2017, and its annual report to the
18 governor and the legislature thereafter; and

19 (10) Smart growth and transit-oriented development. Acting
20 as the lead agency to coordinate and advance smart



1 growth and transit-oriented development planning
2 within the State as follows:

3 (A) Identify transit-oriented development
4 opportunities shared between state and county
5 agencies, including relevant initiatives such as
6 the department of health's healthy Hawaii
7 initiative and the Hawaii clean energy
8 initiative;

9 (B) Refine the definition of "transit-oriented
10 development" in the context of Hawaii, while
11 recognizing the potential for smart growth
12 development patterns in all locations;

13 (C) Clarify state goals for transit-oriented
14 development and smart growth that support the
15 principles of the Hawaii State Planning Act by
16 preserving non-urbanized land, improving worker
17 access to jobs, and reducing fuel consumption;

18 (D) Target transit-oriented development areas for
19 significant increase in affordable housing and
20 rental units;



- 1 (E) Conduct outreach to state agencies to help
- 2 educate state employees about the ways they can
- 3 support and benefit from transit-oriented
- 4 development and the State's smart growth goals;
- 5 (F) Publicize coordinated state efforts that support
- 6 smart growth, walkable neighborhoods, and
- 7 transit-oriented development;
- 8 (G) Review state land use decision-making processes
- 9 to identify ways to make transit-oriented
- 10 development a higher priority and facilitate
- 11 better and more proactive leadership in creating
- 12 walkable communities and employment districts,
- 13 even if transit will only be provided at a later
- 14 date; and
- 15 (H) Approve all state agencies' development or
- 16 redevelopment plans for parcels along the rail
- 17 transit corridor[-]; provided that every
- 18 development or redevelopment plan shall include
- 19 housing units with at least twenty per cent
- 20 reserved for residents with an income less than
- 21 or equal to eighty per cent of the area median



1 income, unless the office of planning determines
2 that housing is not feasible or desirable on a
3 particular property. For the purposes of this
4 subparagraph, "development or redevelopment
5 plans" means conceptual land use plans that
6 identify the location and planned uses within a
7 defined area."

8 SECTION 3. Statutory material to be repealed is bracketed
9 and stricken. New statutory material is underscored.

10 SECTION 4. This Act shall take effect upon its approval.

11



Report Title:

Office of Planning; Development or Redevelopment Plans;
Affordable Housing

Description:

Includes approval of all state agencies' redevelopment plans for parcels along the rail transit corridor among the office of planning's duties as lead agency to coordinate and advance smart growth and transit-oriented development planning within the State. Requires affordable housing to be included as part of every development or redevelopment plan for state transit-oriented development along the rail transit corridor unless the office of planning determines that housing is not feasible or desirable on a particular property. (SD1)

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