

---

---

# 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 the Hawaii housing  
2 finance and development corporation is partnering with other  
3 state departments and agencies to explore the redevelopment of  
4 approximately 12.51 acres of state land near the Waipahu transit  
5 center station and the Hikimoe bus transit center. The proposed  
6 mixed-use development aligns with the State's strategic plan for  
7 transit-oriented development.

8           The legislature recognizes that these state lands include  
9 the parcel upon which the Waipahu library and civic center sit;  
10 two surface parking lots, including a lot leased to Plantation  
11 Town apartments; and a parcel currently occupied by the Waipahu  
12 community adult day health center and youth day center. The  
13 Hawaii public housing authority's Hoolulu and Kamalu elderly  
14 housing projects are located on an adjoining parcel, and a  
15 drainage channel separates the civic center parcels from a city  
16 and county of Honolulu community park.



1           The purpose of this Act is to appropriate funds for master  
2 planning a mixed-use residential development on the land  
3 currently occupied by the Waipahu civic center.

4           SECTION 2. The director of finance is authorized to issue  
5 general obligation bonds in the sum of \$3,000,000 or so much  
6 thereof as may be necessary and the same sum or so much thereof  
7 as may be necessary is appropriated for fiscal year 2020-2021  
8 for the purpose of master planning approximately 12.51 acres of  
9 state land in Waipahu, Hawaii, identified as TMK Nos. 1-9-4-  
10 17:1, 52, 56, 63, 64, and 65, for a mixed-use residential  
11 development, including one or more parking structures, as  
12 follows:

13           Waipahu Civic Center, Waipahu, Hawaii  
14           Plans for mixed-use residential  
15           development including one or more  
16           parking structures for state  
17           facilities and parking for  
18           residents of Plantation Town  
19           apartments.

20	Plans	\$3,000,000
21	Total funding	\$3,000,000



1           The sum appropriated shall be expended by the Hawaii  
2 housing finance and development corporation for the purposes of  
3 this Act.

4           SECTION 3. The master planning of the land for mixed-use  
5 development as provided in section 2 shall apply equitable  
6 development principles to ensure that the low-income and fixed-  
7 income residents are not displaced, and that access to essential  
8 public and other services, such as banks and grocery store,  
9 remain convenient for clients as well as the workforce.

10          SECTION 4. The appropriation made for the capital  
11 improvement project authorized by this Act shall not lapse at  
12 the end of the fiscal biennium for which the appropriation is  
13 made; provided that all moneys from the appropriation  
14 unencumbered as of June 30, 2022, shall lapse as of that date.

15          SECTION 5. This Act shall take effect on December 31,  
16 2050.



**Report Title:**

Transit-Oriented Development; CIP; Appropriation

**Description:**

Appropriates funds for planning a mixed-use residential development, including 1 or more parking structures, on the land currently occupied by the Waipahu Civic Center. Effective 12/31/50. (SD1)

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

