

Honolulu, Hawaii

FEB 14 2020

RE: S.B. No. 3108

S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirtieth State Legislature  
Regular Session of 2020  
State of Hawaii

Sir:

Your Committees on Water and Land and Housing, to which was referred S.B. No. 3108 entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

beg leave to report as follows:

The purpose and intent of this measure is to appropriate funds for planning a mixed-use residential development, including one or more parking structures, on the land currently occupied by the Waipahu Civic Center.

Your Committees received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation and Office of Planning. Your Committees received comments on this measure from the Department of Human Services.

Your Committees find that the Hawaii Housing Finance and Development Corporation is partnering with other state departments and agencies to explore the redevelopment of approximately 12.51 acres of state land near the Waipahu transit center station and the Hikimoe bus transit center. The proposed mixed-use development aligns with the State's strategic plan for transit-oriented development.

Your Committees further find that these state lands include the parcel upon which the Waipahu library and civic center sit; two surface parking lots, including a lot leased to Plantation



Town apartments; and a parcel currently occupied by the Waipahu community adult day health center and youth day center. This measure will appropriate funds for master planning a mixed-use development on the land occupied by the Waipahu civic center, which will help further the State's plan for more transit-oriented development.

Your Committees have amended this measure by:

- (1) Incorporating changes proposed by the Department of Human Services to insert language specifying that equitable development principles are to apply to ensure that the low-income and fixed-income residents are not displaced, and that access to essential public and other services, such as banks and grocery store, remain convenient for clients as well as the workforce;
- (2) Inserting an effective date of December 31, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Water and Land and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 3108, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 3108, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on  
behalf of the members of the  
Committees on Water and Land  
and Housing,

  
STANLEY CHANG, Chair

  
KAIALI'I KAHELE, Chair



**Record of Votes**  
**Committee on Water and Land**  
**WTL**

\*Only one measure per Record of Votes

## Record of Votes Committee on Housing HOU

\*Only one measure per Record of Votes