
HOUSE CONCURRENT RESOLUTION

REQUESTING THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT TO ESTABLISH A STATE TOD INVESTMENTS TASK FORCE TO PRIORITIZE NEAR-TERM INFRASTRUCTURE PROJECTS FOR FUNDING WITHIN PRIORITY TRANSIT-ORIENTED DEVELOPMENT AREAS.

1 WHEREAS, transit-oriented development (TOD) promotes a
2 development pattern that supports quality of life, preserves the
3 natural environment, provides a range of housing choices for
4 residents, and encourages walking, biking, and use of mass
5 transit; and

6
7 WHEREAS, affordable housing remains a critical and
8 persistent need that can be addressed by building more compact,
9 higher density developments in designated TOD communities; and

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11 WHEREAS, in support of developing affordable housing, the
12 provision of supporting infrastructure systems, including
13 adequate roadway, water, wastewater, storm drainage, and
14 electrical systems, remains one of the greatest barriers to the
15 development of TOD projects; and

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17 WHEREAS, the State is the largest owner of land within TOD
18 areas along the Honolulu rail corridor; and

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20 WHEREAS, the preparation of a strategic plan for TOD on
21 State lands was one of the first charges to the Hawaii
22 Interagency Council for Transit-Oriented Development, a
23 twenty-five member advisory body established by Act 130, Session
24 Laws of Hawaii 2016; and

25
26 WHEREAS, the *State of Hawaii Strategic Plan for Transit-*
27 *Oriented Development* (TOD Strategic Plan) issued in 2018
28 provides a dynamic framework for the State to create a unified
29 vision and approach to the development of its properties. The



1 core of this vision is the strategic use of State facilities and
2 properties as anchor civic institutions that catalyze other
3 public and private investments in the creation of compact,
4 dense, opportunity-rich, and walkable communities that are
5 served by public and multimodal transportation; and
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7 WHEREAS, the TOD Strategic Plan identified three State TOD
8 priority areas on Oahu: East Kapolei, Halawa-Stadium, and
9 Iwilei-Kapalama; and
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11 WHEREAS, the State Office of Planning subsequently
12 completed the *State Transit-Oriented Development (TOD) Planning*
13 *and Implementation Project for the Island of O'ahu* (TOD
14 Implementation Study) in July 2020, which identified the
15 infrastructure facility needs and costs in the three State TOD
16 priority areas; and
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18 WHEREAS, the TOD Implementation Study enables the
19 development of an overall strategy for TOD infrastructure
20 investment and delivery on Oahu that is more predictable,
21 integrated, and reliable; and
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23 WHEREAS, anticipated development for the three State TOD
24 priority areas in the first ten years (2020-2029) could produce
25 approximately nineteen thousand three hundred residential units;
26 4,900,000 square feet of commercial/mixed use space; 1,800,000
27 square feet of industrial space; and four hundred ten hotel
28 rooms; and
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30 WHEREAS, the anticipated regional infrastructure required
31 in the first ten years to support development in the three
32 State TOD priority areas is estimated at \$1,790,000,000; and
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34 WHEREAS, such development would go a long way in addressing
35 long-standing needs for affordable housing and mixed-use
36 development near Honolulu's rail transit stations and would
37 facilitate economic recovery efforts for the State; now,
38 therefore,
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40 BE IT RESOLVED by the House of Representatives of the
41 Thirty-first Legislature of the State of Hawaii, Regular Session
42 of 2021, the Senate concurring, that the Hawaii Interagency



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1 Council for Transit-Oriented Development is requested to
 2 establish a State TOD Investments Task Force, comprised of
 3 Hawaii Interagency Council for Transit-Oriented Development
 4 members, to:

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 6 (1) Determine priorities for the funding and timing of
 7 needed infrastructure investments initially identified
 8 in the TOD Implementation Study for the three
 9 State TOD priority areas; and

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 11 (2) Develop a financing plan that considers the value
 12 capture and cost recovery mechanisms to be used to
 13 offset the cost of State investment in priority TOD
 14 infrastructure projects; and

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 16 BE IT FURTHER RESOLVED that the Task Force is requested to
 17 submit its recommendations for priority TOD infrastructure
 18 investments and the financing plan for funding the priority TOD
 19 infrastructure projects to the Governor, Mayor of the City and
 20 County of Honolulu, and Hawaii Interagency Council for Transit-
 21 Oriented Development no later than twenty days prior to the
 22 convening of the Regular Session of 2023; and

23
 24 BE IT FURTHER RESOLVED that the Task Force is requested to
 25 submit a report of its findings and recommendations to the
 26 Legislature no later than twenty days prior to the convening of
 27 the Regular Session of 2023; and

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 29 BE IT FURTHER RESOLVED that certified copies of this
 30 Concurrent Resolution be transmitted to the Governor, Mayor of
 31 the City and County of Honolulu, and Co-chairs of the Hawaii
 32 Interagency Council for Transit-Oriented Development.

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OFFERED BY: *David Carnes*

MAR 12 2021

