
HOUSE 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
10

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
16

17 WHEREAS, the State is the largest owner of land within TOD
18 areas along the Honolulu rail corridor; and
19

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
30 core of this vision is the strategic use of State facilities and
31 properties as anchor civic institutions that catalyze other



1 public and private investments in the creation of compact,
2 dense, opportunity-rich, and walkable communities that are
3 served by public and multimodal transportation; and
4

5 WHEREAS, the TOD Strategic Plan identified three State TOD
6 priority areas on Oahu: East Kapolei, Halawa-Stadium, and
7 Iwilei-Kapalama; and
8

9 WHEREAS, the State Office of Planning subsequently
10 completed the *State Transit-Oriented Development (TOD) Planning*
11 *and Implementation Project for the Island of O'ahu* (TOD
12 Implementation Study) in July 2020, which identified the
13 infrastructure facility needs and costs in the three State TOD
14 priority areas; and
15

16 WHEREAS, the TOD Implementation Study enables the
17 development of an overall strategy for TOD infrastructure
18 investment and delivery on Oahu that is more predictable,
19 integrated, and reliable; and
20

21 WHEREAS, anticipated development for the three State TOD
22 priority areas in the first ten years (2020-2029) could produce
23 approximately nineteen thousand three hundred residential units;
24 4,900,000 square feet of commercial/mixed use space; 1,800,000
25 square feet of industrial space; and four hundred ten hotel
26 rooms; and
27

28 WHEREAS, the anticipated regional infrastructure required
29 in the first ten years to support development in the three
30 State TOD priority areas is estimated at \$1,790,000,000; and
31

32 WHEREAS, such development would go a long way in addressing
33 long-standing needs for affordable housing and mixed-use
34 development near Honolulu's rail transit stations and would
35 facilitate economic recovery efforts for the State; now,
36 therefore,
37

38 BE IT RESOLVED by the House of Representatives of the
39 Thirty-first Legislature of the State of Hawaii, Regular Session
40 of 2021, that the Hawaii Interagency Council for Transit-
41 Oriented Development is requested to establish a State TOD



1 Investments Task Force, comprised of Hawaii Interagency Council
2 for Transit-Oriented Development members, to:

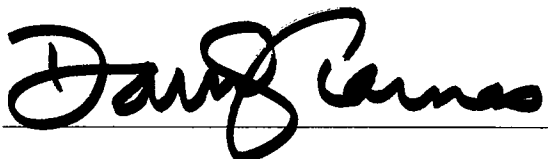
3
4 (1) Determine priorities for the funding and timing of
5 needed infrastructure investments initially identified
6 in the TOD Implementation Study for the three
7 State TOD priority areas; and

8
9 (2) Develop a financing plan that considers the value
10 capture and cost recovery mechanisms to be used to
11 offset the cost of State investment in priority TOD
12 infrastructure projects; and

13
14 BE IT FURTHER RESOLVED that the Task Force is requested to
15 submit its recommendations for priority TOD infrastructure
16 investments and the financing plan for funding the priority TOD
17 infrastructure projects to the Governor, Mayor of the City and
18 County of Honolulu, and Hawaii Interagency Council for Transit-
19 Oriented Development no later than twenty days prior to the
20 convening of the Regular Session of 2023; and

21
22 BE IT FURTHER RESOLVED that the Task Force is requested to
23 submit a report of its findings and recommendations to the
24 Legislature no later than twenty days prior to the convening of
25 the Regular Session of 2023; and

26
27 BE IT FURTHER RESOLVED that certified copies of this
28 Resolution be transmitted to the Governor, Mayor of the City and
29 County of Honolulu, and Co-chairs of the Hawaii Interagency
30 Council for Transit-Oriented Development.

31
32
33 OFFERED BY: 

MAR 12 2021

