

STAND. COM. REP. NO.

203

Honolulu, Hawaii

FEB 06 , 2025

RE: H.B. No. 1484
H.D. 1.

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committees on Housing and Transportation, to which was referred H.B. No. 1484 entitled:

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

beg leave to report as follows:

The purpose of this measure is to:

- (1) Establish a Transit-Oriented Community Improvement Partnership and the Community Improvement Revolving Fund to coordinate transit-oriented community development; and
- (2) Authorize the Hawaii Community Development Authority to assist the Transit-Oriented Community Improvement Partnership in identifying lands and facilities that may be suitable for community improvement projects.

Your Committees received testimony in support of this measure from one individual. Your Committees received testimony in opposition to this measure from four individuals. Your Committees received comments on this measure from the Hawai'i Community Development Authority.

Your Committees find that Hawaii's high cost of living, driven largely by the rising expenses of housing and

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transportation, continues to strain families and communities across the State. Housing projects are becoming prohibitively expensive due to added costs associated with parking and amenities. This measure will encourage transit-oriented development, thereby reducing transportation expenses and lowering overall living costs of residents.

Your Committees have amended this measure by:

- (1) Deleting language that would have authorized the Hawaii Community Development Authority to assist the Transit-Oriented Community Improvement Partnership;
- (2) Changing the number of positions to unspecified numbers;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

Your Committees respectfully request your Committee on Finance, should it deliberate on this measure, to consider the following number of positions:

- (1) One full-time equivalent (1.00 FTE) executive director position;
- (2) One full-time equivalent (1.00 FTE) planner position; and
- (3) One full-time equivalent (1.00 FTE) project development specialist position.

As affirmed by the records of votes of the members of your Committees on Housing and Transportation that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1484, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1484, H.D. 1, and be referred to your Committee on Water & Land.



Respectfully submitted on
behalf of the members of the
Committees on Housing and
Transportation,



DARIUS KILA, Chair



LUKE A. EVSLIN, Chair



