
A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that the Hawaii community
2 development authority was established to help determine
3 community development programs; cooperate with private and other
4 government agencies to implement those community development
5 plans; and increase affordable housing, parks, and public
6 facilities in certain districts. Pursuant to chapter 206E,
7 Hawaii Revised Statutes, the authority is authorized to sell
8 certain state-controlled real property. However, under chapter
9 171, Hawaii Revised Statutes, the sale of public lands requires
10 the prior approval of the legislature by concurrent resolution
11 after a sale proposal is made and reviewed.

12 The legislature also finds that under certain circumstances
13 the authority may find it profitable or beneficial to expedite a
14 real property transaction. Such situations have arisen and may
15 arise in the future in the Kakaako community development
16 district. In anticipation of these opportunities, the
17 legislature finds the need to be informed of the costs and
18 benefits of selling or purchasing various properties located in



1 the Kakaako community development district in order to make
2 decisions regarding the approval of the sale of these public
3 lands.

4 The purpose of this Act is to:

- 5 (1) Limit the prohibition on the sale or assigning of the
6 fee simple interest of lands in the Kakaako community
7 development district to those lands makai of Ala Moana
8 boulevard and between Kewalo basin and the foreign
9 trade zone; and
- 10 (2) Require the authority to determine the costs and
11 benefits of selling and purchasing certain properties,
12 except lands makai of Ala Moana boulevard and between
13 Kewalo basin and the foreign trade zone, within the
14 Kakaako community development district.

15 SECTION 2. Section 206E-31.5, Hawaii Revised Statutes, is
16 amended to read as follows:

17 "[+]§206E-31.5[+] **Prohibitions.** Anything contained in
18 this chapter to the contrary notwithstanding, the authority is
19 prohibited from:

- 20 (1) Selling or otherwise assigning the fee simple interest
21 in any lands in the Kakaako community development
22 district makai of Ala Moana boulevard and between



1 Kewalo basin and the foreign trade zone to which the
2 authority in its corporate capacity holds title,
3 except with respect to:

4 (A) Utility easements;

5 (B) Remnants as defined in section 171-52;

6 (C) Grants to any state or county department or
7 agency; or

8 (D) Private entities for purposes of any easement,
9 roadway, or infrastructure improvements; or

10 (2) Approving any plan or proposal for any residential
11 development in that portion of the Kakaako community
12 development district makai of Ala Moana boulevard and
13 between Kewalo basin and the foreign trade zone."

14 SECTION 3. The Hawaii community development authority
15 shall determine the costs and benefits of selling and purchasing
16 certain properties, excluding lands makai of Ala Moana boulevard
17 and between Kewalo basin and the foreign trade zone, within the
18 Kakaako community development district. The Hawaii community
19 development authority shall submit a report to the legislature,
20 including its findings, recommendations, and any proposed
21 legislation, no later than October 1, 2013.



1 SECTION 4. This Act does not affect rights and duties that
2 matured, penalties that were incurred, and proceedings that were
3 begun before its effective date.

4 SECTION 5. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 6. This Act shall take effect upon its approval.

7



Report Title:

Hawaii Community Development Authority; Kakaako Community
Development District

Description:

Limits the prohibition on the sale of Kakaako community development district lands by HCDA to certain specified lands within the Kakaako community development district. Requires the HCDA to determine the costs and benefits of selling and purchasing certain properties, except lands makai of Ala Moana boulevard and between Kewalo basin and the foreign trade zone, within the Kakaako community development district and report to the legislature. (SD1)

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