

FEB 27 2014

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## SENATE RESOLUTION

URGING THE STATE TO REVISE ALL DEVELOPMENT AND CAPITAL  
IMPROVEMENT PROJECTS OF URBAN SPRAWL DEVELOPMENT ON STATE-  
OWNED LAND WITHIN A HALF-MILE RADIUS OF EACH PLANNED RAIL  
STATION.

1           WHEREAS, state and county land use practices should be  
2 changed to plan for proper population growth and to avoid a  
3 decrease in new housing supply and an increase in housing  
4 prices; and  
5

6           WHEREAS, it costs approximately \$300,000 to subsidize one  
7 affordable rental unit, which, multiplied by the state shortage  
8 of 10,000 units, requires \$3,000,000,000 of taxpayer subsidy and  
9 provides no solution to the affordable housing shortage or  
10 expansion of urban sprawl; and  
11

12           WHEREAS, on the island of Oahu, up to 4,000 new households  
13 are created each year, which requires the building of 100,000  
14 new homes over the next twenty-five years; and  
15

16           WHEREAS, changes are necessary to provide opportunities to  
17 preserve or increase the number of affordable housing facilities  
18 within transit-oriented development zones and improve facilities  
19 for the care of children and the elderly; and  
20

21           WHEREAS, existing land use practices increase urban sprawl  
22 and have discouraged economic activity; and  
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24           WHEREAS, existing land use practices, including statutes,  
25 ordinances, permitting, development application processes, and  
26 environmental infrastructure, need to be reviewed to effectively  
27 provide the necessary information and recommendations required  
28 to plan for the reduction of urban sprawl and proper development  
29 and redevelopment to accommodate population growth; and  
30

31           WHEREAS, to prevent urban sprawl from destroying state  
32 agricultural lands, a viable option would be to focus growth  
33 along the transit corridors through the county development or



1 sustainable communities plans for Ewa, Central Oahu, and the  
2 Primary Urban Center; and

3  
4 WHEREAS, this body finds that successful planning for  
5 growth requires reducing sprawl and creating urban developments  
6 in existing and new communities that offer a high quality of  
7 life for a broad range of household types; and

8  
9 WHEREAS, well-designed and well-integrated higher-density  
10 development can significantly reduce dependency on cars and  
11 decrease traffic congestion and vehicle emissions, while  
12 offering even greater benefits when job locations and commercial  
13 activity locations are incorporated with the housing; now,  
14 therefore,

15  
16 BE IT RESOLVED by the Senate of the Twenty-seventh  
17 Legislature of the State of Hawaii, Regular Session of 2014,  
18 that the State is urged to revise all development and capital  
19 improvement projects of urban sprawl development on state-owned  
20 land within a half-mile radius of each planned rail station; and

21  
22 BE IT FURTHER RESOLVED that certified copies of this  
23 Resolution be transmitted to the Governor and City and County of  
24 Honolulu Department of Planning and Permitting.

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26  
27 OFFERED BY:

*Donna H. ...*

*Frances Chun Akelani Michelle ...*

*Will Enger*

*Cleone K. ...*

*[Signature]*

