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# A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

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

1           SECTION 1. The legislature finds that transit-oriented  
2 development can provide significant economic, social, and  
3 environmental benefits through the co-location of jobs,  
4 workforce housing, and economic opportunities in mixed-use  
5 communities at public transportation nodes. The development of  
6 affordable housing and jobs in transit-centered communities  
7 requires a coordinated, institutionalized effort among county,  
8 state, and federal governments and the private and nonprofit  
9 sectors.

10           The legislature further finds that the lack of workforce  
11 housing is a serious and immediate concern for many of the  
12 State's residents. The high price of housing, low wage  
13 positions, and increasing rents are contributing factors to the  
14 State having one of the lowest rates of home ownership and one  
15 of the fastest growing homeless populations in the nation.

16           The legislature further finds that according to the  
17 department of business, economic development, and tourism's



1 population and economic projections, the State's resident  
2 population is projected to increase from 1,363,621 in 2010 to  
3 1,708,900 in 2040, an average growth rate of 0.8 per cent per  
4 year. According to the 2011 Hawaii housing planning study, the  
5 State will need up to 50,000 additional housing units by 2016 to  
6 meet the demand generated by changing demographics and economic  
7 conditions. The demand for workforce housing units along with  
8 the anticipated increase in population, requires the State to  
9 take immediate and decisive action to prevent more families from  
10 being left behind without affordable housing.

11 The legislature further finds that transit-oriented  
12 development presents a unique opportunity to address  
13 simultaneously the issues of economic stimulation and affordable  
14 housing shortages. An increased supply of workforce units on  
15 state lands in transit-oriented development zones can provide  
16 low-income and moderate-income families with the opportunity to  
17 reside in vibrant communities and growing micro-economies. The  
18 development of workforce housing units on state lands around  
19 transit-centered communities will also encourage families to  
20 utilize public transportation, providing the transit system with  
21 increased ridership.



1 Properly addressing these issues requires a coordinated,  
2 institutionalized effort among federal, state, and county  
3 governments to create an effective and efficient statewide  
4 transit-oriented development plan.

5 The purpose of this Act is to establish the Hawaii  
6 interagency council for transit-oriented development to provide  
7 a coordinated, intergovernmental, and interagency approach to  
8 transit-oriented development planning statewide.

9 SECTION 2. Chapter 226, Hawaii Revised Statutes, is  
10 amended by adding two new sections to part II to be  
11 appropriately designated and to read as follows:

12 "§226-A Hawaii interagency council for transit-oriented  
13 development. (a) There is established the Hawaii interagency  
14 council for transit-oriented development, which shall be an  
15 advisory body exempt from section 26-34, to coordinate effective  
16 and efficient transit-oriented development planning statewide.  
17 The Hawaii interagency council for transit-oriented development  
18 shall be established within the department of business, economic  
19 development, and tourism for administrative purposes.

20 (b) The Hawaii interagency council for transit-oriented  
21 development shall:



- 1        (1) Serve as the transit-oriented development planning and  
2            policy development entity with representation from  
3            state and county government and the community;
- 4        (2) Formulate and advise the governor on the  
5            implementation of a unified ten-year statewide plan to  
6            address transit-oriented development on state lands in  
7            each county;
- 8        (3) Facilitate the acquisition of funding and resources  
9            for state and county transit-oriented development  
10           programs on state lands;
- 11       (4) Monitor the preparation and conduct of plans and  
12           studies to facilitate implementation of state transit-  
13           oriented development plans prepared pursuant to this  
14           section, including but not limited to the preparation  
15           of site or master plans and implementation plans and  
16           studies;
- 17       (5) Review all capital improvement project requests to the  
18           legislature for projects on state and county lands  
19           within county-designated transit-oriented development  
20           areas or within a one-half-mile radius of public  
21           transit stations;



- 1        (6) Recommend policy, regulatory, and statutory changes,
- 2                    and identify resource strategies for the successful
- 3                    execution of the ten-year plan;
- 4        (7) Assemble accurate fiscal and demographic information
- 5                    to support policy development and track outcomes;
- 6        (8) Consider collaborative transit-oriented development
- 7                    initiatives of other states that have demonstrated
- 8                    positive outcomes; and
- 9        (9) Report annually to the governor, the legislature, and
- 10                   the mayor of each county on the progress of its
- 11                   activities, including formulation and progress on the
- 12                   ten-year plans no later than twenty days prior to the
- 13                   convening of each regular session.
- 14        (c) The ten-year statewide plan developed by the Hawaii
- 15 interagency council for transit-oriented development shall:
- 16        (1) Coordinate with the counties on transit-oriented
- 17                    development;
- 18        (2) Prioritize the development of transit-oriented
- 19                    development projects on state and county lands;
- 20        (3) Identify and prioritize financing for the public
- 21                    infrastructure, facility, and service investments



1           required to support transit-oriented development  
2           plans; and

3           (4) Encourage and promote partnerships between public and  
4           private entities to identify, renovate, and secure  
5           affordable housing options on state and county lands  
6           within county-designated transit-oriented development  
7           areas or within a one-half-mile radius of public  
8           transit stations.

9           §226-B Hawaii interagency council for transit-oriented  
10          development membership. (a) The Hawaii interagency council for  
11          transit-oriented development shall be composed of the following  
12          members:

13           (1) The director of the office of planning, who shall  
14           serve as co-chair;

15           (2) The executive director of the Hawaii housing finance  
16           and development corporation, who shall serve as co-  
17           chair;

18           (3) The chairperson of the board of land and natural  
19           resources;

20           (4) The director of transportation;

21           (5) The comptroller;



- 1        (6) The director of health;
- 2        (7) The director of human services;
- 3        (8) The director of public safety;
- 4        (9) The chairperson of the Hawaiian homes commission;
- 5        (10) The chairperson of the board of trustees of the office
- 6                of Hawaiian Affairs;
- 7        (11) The president of the University of Hawaii;
- 8        (12) The superintendent of education;
- 9        (13) The executive director of the Hawaii community
- 10               development authority;
- 11       (14) The executive director of the Hawaii public housing
- 12               authority;
- 13       (15) One member of the house of representatives to be
- 14               designated by the speaker of the house of
- 15               representatives; provided that the speaker of the
- 16               house of representatives may designate a second member
- 17               of the house of representatives to serve as an
- 18               alternate;
- 19       (16) One member of the senate to be designated by the
- 20               president of the senate; provided that the president



1           of the senate may designate a second member of the  
2           senate to serve as an alternate;  
3       (17) The mayor of each county, or the mayor's designee;  
4       (18) A representative of the Honolulu field office of the  
5           United States Department of Housing and Urban  
6           Development, who shall be requested to serve on an ex-  
7           officio basis by the governor;  
8       (19) A representative of the business community, to be  
9           designated by the governor; and  
10      (20) A representative of the community who is a housing  
11           advocate, to be designated by the governor.  
12      (b) The nongovernmental members of the Hawaii interagency  
13      council for transit-oriented development shall serve without  
14      compensation but shall be reimbursed for expenses, including  
15      travel expenses, necessary for the performance of their duties.  
16      (c) Except as provided in subsections (a) (15) and (16), if  
17      a member of the Hawaii interagency council for transit-oriented  
18      development is unable to attend a meeting, that member may  
19      appoint a designee to attend and to act on the member's behalf  
20      during the meeting."





1 SECTION 3. There is appropriated out of the general  
2 revenues of the State of Hawaii the sum of \$ or so much  
3 thereof as may be necessary for fiscal year 2016-2017 to carry  
4 out the purposes of this Act; provided that one-half of the sum  
5 appropriated shall be expended by the office of planning and  
6 one-half of the sum appropriated shall be expended by the Hawaii  
7 housing finance and development corporation.

8 SECTION 4. In codifying the new sections added by section  
9 2 of this Act, the revisor of statutes shall substitute  
10 appropriate section numbers for the letters used in designating  
11 the new sections in this Act.

12 SECTION 5. New statutory material is underscored.

13 SECTION 6. This Act shall take effect on July 1, 2050.



**Report Title:**

Transit-oriented Development; interagency Council; Appropriation

**Description:**

Establishes the Hawaii Interagency Council for Transit-Oriented Development within the Department of Business, Economic Development, and Tourism to institutionalize intergovernmental and interagency coordination on transit-oriented development planning statewide. Appropriates funds. Effective July 1, 2050. (HB2302 HD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

