

JAN 29 2015

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 the State has a
2 unique opportunity to address economic diversification and
3 affordable housing shortages through transit-oriented
4 development. However, despite being the largest landowner
5 alongside the rail transit stations, the State has yet to
6 formulate a master plan to develop these parcels so they are
7 transit-ready. In preparation for the completion of phases one
8 and two of the Honolulu rail transit project, the State must
9 maximize the opportunities for development of land around rail
10 stations, thereby supporting the local economy, improving access
11 to transportation, and increasing rail ridership.

12 The purpose of this Act is to create an agency to
13 facilitate, oversee, and expedite transit-oriented development
14 of public lands around the rail stations.

15 SECTION 2. The Hawaii Revised Statutes is amended by
16 adding a new chapter to be appropriately designated and to read
17 as follows:



1 "CHAPTER

2 TRANSIT-ORIENTED DEVELOPMENT

3 § -1 Definitions. Unless the context clearly requires a
4 different meaning, when used in this chapter:

5 "Office" means the office of transit-oriented development.

6 "Transit-oriented development" means development of public
7 lands within a half mile radius of a rail transit station.

8 § -2 Office of transit-oriented development. (a) There
9 is established within the office of the governor, on a special
10 and temporary basis, the office of transit-oriented development.

11 (b) Except as otherwise provided by law, the office shall:

12 (1) Manage and prioritize resources for transit-oriented
13 development. This shall include but not be limited to
14 developing a program for establishing transit-oriented
15 development funding sources through investments,
16 monitoring and acting upon federal grant opportunities
17 for transit-oriented development of affordable housing
18 and workforce rental units, and compiling existing
19 transit-oriented development funding sources;

20 (2) Develop a process for the implementation of transit-
21 oriented development by defining the solicitation



1 process. To this end, the office shall identify
2 potential sites for development or redevelopment of
3 public lands, establish joint development procedures,
4 and test a community planning tool tailored to
5 Hawaii's needs based upon the "Twin Cities Region
6 Equitable Development Principles and Scorecard";

7 (3) Effectively communicate the progress made in transit-
8 oriented development by tracking all development
9 projects within a half mile radius of rail transit
10 stations, producing and publishing annual transit-
11 oriented development reports, and developing
12 relationships with major transit-oriented development
13 stakeholders to facilitate input and feedback on
14 transit-oriented development projects. The office
15 shall also communicate with county transit-oriented
16 development points of contact and report on policy
17 implementation at the county level;

18 (4) Collaborate with partners and seek expertise on
19 transit-oriented development projects by convening
20 advisory groups as needed to advise the office on
21 specific development issues, and providing guidance to

1 developers regarding best practices for transit-
2 oriented development and integrating rail into
3 development projects;

4 (5) Conduct research and market analyses to determine the
5 best revenue-generating programs for public lands in
6 order to better guide the solicitation process;

7 (6) Enter into public-private agreements, as appropriate,
8 to execute plans for transit-oriented development; and

9 (7) Provide leadership for development, redevelopment,
10 financing, and enhancement of selected transit-
11 oriented development projects.

12 § -3 Office of transit-oriented development; director.

13 The head of the office shall be known as the director of the
14 office of transit-oriented development. The director shall be
15 appointed by the governor pursuant to section 26-34, and shall
16 oversee and execute the duties of the office."

17 SECTION 3. This Act shall take effect upon its approval
18 and shall be repealed on June 30, 2022.

19 INTRODUCED BY:

Clayton K. Richerson
Breene Hart
Donna Ludwig
Michelle Kudani



S.B. NO. 1369

Report Title:

Transit-oriented Development; Honolulu Rail Transit; Office of
Transit-oriented Development

Description:

Establishes the office of transit-oriented development. Repeals
on 6/30/2022.

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

