
A BILL FOR AN ACT

RELATING TO COMMUNITY DEVELOPMENT.

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

1 SECTION 1. The legislature finds that the city and county
2 of Honolulu is constructing a rail transit system through the
3 Ewa and primary urban development plan areas. The legislature
4 further finds that these are areas where major growth in
5 population and economic activity is being directed, and that
6 transit-oriented development associated with the rail system
7 will encourage this growth and provide the opportunity to
8 increase the much needed inventory of affordable housing units
9 on Oahu and throughout the State.

10 The legislature additionally finds that the State has
11 identified transit-oriented development and affordable housing
12 development as important areas of focus. Act 130, Session Laws
13 of Hawaii 2016, created the Hawaii interagency council for
14 transit-oriented development with the purpose of coordinating
15 state agency transit-oriented development planning and
16 facilitating consultation and collaboration between the State
17 and the counties on smart growth and transit-oriented



1 development initiatives. The legislature also finds that the
2 transit-oriented development council's responsibilities include:

3 (1) Developing and implementing a state strategic plan for
4 transit-oriented development, including mixed-use and
5 affordable rental housing units;

6 (2) Facilitating funding for transit-oriented development
7 programs and projects;

8 (3) Monitoring transit-oriented development implementation
9 and recommending needed policy and statutory changes;
10 and

11 (4) Reviewing capital improvement project requests for
12 transit-oriented development on state lands.

13 Additionally, Act 127, Session Laws of Hawaii 2016, established
14 a goal of developing at least 22,500 rental housing units ready
15 for occupancy between 2017 and 2026.

16 The legislature further finds that the State is the largest
17 owner of land parcels along the rail route, and that this land
18 is administered by many different departments and agencies
19 focused on their individual missions and needs and may lack the
20 expertise and resources to oversee land development. Further,
21 the challenges of project financing, developing public-private



1 partnerships, public outreach and engagement, in addition to the
2 actual development, may require steep learning curves for each
3 agency. For these reasons, it is important that the State has a
4 unified, coordinated vision for implementation of sound transit-
5 oriented development and smart growth development of its
6 properties. The legislature additionally finds that allowing a
7 single entity that has experience, expertise, and a proven track
8 record to guide development and redevelopment along the rail
9 line is justified, and that the Hawaii community development
10 authority could be the appropriate entity. The legislature also
11 finds that, as development of the Kakaako area via its current
12 and future development plans is anticipated to achieve the goals
13 set out in the creation of the Kakaako community development
14 district and with the city and county of Honolulu being fully
15 capable of continuing the remaining work in Kakaako, returning
16 that area to the jurisdiction of the city and county of Honolulu
17 would allow the Hawaii community development authority to focus
18 its efforts on bringing to fruition the many opportunities to
19 develop state lands along the rail corridor.



1 The purpose of this Act is to appropriate moneys for the
2 executive director of the Hawaii community development authority
3 to conduct a feasibility study regarding:

4 (1) The Hawaii community development authority assuming
5 the role of planning, developing, and redeveloping all
6 state-owned lands within one mile of the Honolulu rail
7 transit system;

8 (2) Creating a new community development district along
9 the Honolulu rail corridor; and

10 (3) Returning jurisdiction over the Kakaako community
11 development district to the city and county of
12 Honolulu.

13 SECTION 2. The executive director of the Hawaii community
14 development authority shall conduct a study examining the
15 feasibility of the Hawaii community development authority
16 assuming the role of planning, developing, and redeveloping all
17 state owned lands within one mile of the Honolulu rail transit
18 system. The study shall include recommendations and a general
19 implementation plan for creating a new community development
20 district along the rail corridor and returning jurisdiction over



1 the Kakaako community development district to the city and
2 county of Honolulu.

3 SECTION 3. The executive director of the Hawaii community
4 development authority shall submit a report of findings and
5 recommendations of the feasibility study, including any proposed
6 legislation, to the legislature no later than twenty days prior
7 to the convening of the regular session of 2018.

8 SECTION 4. There is appropriated out of the general
9 revenues of the State of Hawaii the sum of \$ or so
10 much thereof as may be necessary for fiscal year 2017-2018 and
11 the same sum or so much thereof as may be necessary for fiscal
12 year 2018-2019 for the feasibility study required by this Act,
13 including the retention of necessary and appropriate consultants
14 and professionals.

15 The sums appropriated shall be expended by the Hawaii
16 community development agency for the purposes of this Act.

17 SECTION 5. This Act shall take effect on July 1, 2017.

18

INTRODUCED BY: Madame K. Maho
Tom Rye

JAN 23 2017



H.B. NO. 999

Report Title:

Transit-oriented Development; Kakaako Community Development District; Hawaii Community Development Authority; Appropriation

Description:

Appropriates moneys for the executive director of the Hawaii community development authority to conduct a feasibility study regarding: (1) The Hawaii community development authority assuming the role of planning, developing, and redeveloping all state-owned lands within one mile of the Honolulu rail transit system; (2) Creating a new community development district along the Honolulu rail corridor; and (3) Returning jurisdiction over the Kakaako community development district to the city and county of Honolulu.

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