

JAN 25 2017

A BILL FOR AN ACT

RELATING TO HOUSING.

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

1 SECTION 1. The legislature finds that there exists in the
2 State a critical need for the development and construction of
3 affordable housing units. Act 127, Session Laws of Hawaii 2016,
4 established a goal of developing at least 22,500 rental housing
5 units ready for occupancy between 2017 and 2026. The
6 legislature further finds that the transit-oriented development
7 associated with the construction of a rail transit system in
8 Honolulu has the potential to fulfill this housing goal.
9 Because the State is the largest landowner of properties along
10 the rail transit line, the State has the opportunity to utilize
11 its resources to significantly increase the inventory of
12 affordable housing units.

13 The legislature additionally finds that Act 130, Session
14 Laws of Hawaii 2016, established an interagency council for
15 transit-oriented development to create a strategic plan that,
16 among other things, identifies financing and prioritizes state
17 financing for the public infrastructure, facility, and service



1 investments required to support transit-oriented development,
2 mixed use projects, and affordable and rental housing project
3 plans. The legislature also finds that requiring an affordable
4 housing component as part of development and redevelopment of
5 state properties along the rail transit line will not only
6 increase the affordable housing stock, but also support rail
7 ridership goals by locating denser, mixed use developments along
8 the rail transit line.

9 The purpose of this Act is to require the strategic plan
10 developed by the Hawaii interagency council for transit-oriented
11 development to require that affordable housing be included as
12 part of the development or redevelopment plan for any state
13 property located within one mile of the Honolulu rail transit
14 system.

15 SECTION 2. Section 226-63, Hawaii Revised Statutes, is
16 amended by amending subsection (c) to read as follows:

17 "(c) The strategic plan developed by the Hawaii
18 interagency council for transit-oriented development shall:

19 (1) Coordinate with the counties on transit-oriented
20 development;



- 1 (2) For each county, compile an inventory of state,
2 county, and private sector transit-oriented
3 development projects lacking infrastructure,
4 identifying the type of infrastructure each project
5 lacks, and the approximate timeframe when additional
6 capacity is needed;
- 7 (3) Prioritize the development of transit-oriented
8 development projects, including mixed use and
9 affordable and rental housing projects, on state
10 lands;
- 11 (4) Identify financing and prioritize state financing for
12 the public infrastructure, facility, and service
13 investments required to support transit-oriented
14 development, mixed use, and affordable and rental
15 housing project plans; [and]
- 16 (5) Encourage and promote partnerships between public and
17 private entities to identify, renovate, and secure
18 affordable housing options on state lands within
19 county-designated transit-oriented development areas
20 or within a one-half-mile radius of public transit



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1 stations, if a county has not designated transit-
 2 oriented development zones [✓]; and
 3 (6) Require that every development or redevelopment plan
 4 for any state property located within one mile of the
 5 Honolulu rail transit system includes housing units
 6 with at least twenty per cent reserved for residents
 7 with an income lesser than or equal to eighty per cent
 8 of the area median income, unless the council
 9 determines that housing is not feasible or desirable
 10 on a particular property."

11 SECTION 3. Statutory material to be repealed is bracketed
 12 and stricken. New statutory material is underscored.

13 SECTION 4. This Act shall take effect upon its approval
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Hal Gill INTRODUCED BY: Bruce Kunitz
~~AC Keith Gray~~ Hal Rhoad
Michelle D. Stedani
John M. Rosen & Foster
Jim
Will Egan



~~Terrence G. Amoye~~
~~BSG~~

B

Donna Mercado
Clarence, v. ~~Wishiker~~

Matt



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Report Title:

Interagency Council for Transit-oriented Development;
Development or Redevelopment Plans; State Lands; Affordable
Housing

Description:

Requires the strategic plan developed by the Hawaii interagency council for transient-oriented development to require that affordable housing be included as part of the development or redevelopment plan for any state property located within one mile of the Honolulu rail transit system, unless the council determines that housing is not feasible or desirable on a particular property.

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