H.B. NO. 1986

A BILL FOR AN ACT

RELATING TO TRANSIT ORIENTED DEVELOPMENT.

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

SECTION 1. The legislature finds that there is an
opportunity to address affordable housing shortages through
transit-oriented development. However, the State has yet to
devise a master plan to develop areas around the rail transit
stations located on the island of Oahu so that they are transit ready.

7 The legislature further finds that the Honolulu rail 8 transit project encourages the use of rail as an alternative 9 mode of transportation. Transit-oriented development along the 10 project's rail transit stations also encourages mixed use 11 development, allowing for daily goods and services to be located 12 within walking distance, and can help to bring down the number 13 of vehicles on roadways.

14 The purpose of this Act is to require the Hawaii community 15 development authority to use its development authority to 16 designate transit-oriented development community districts along 17 the Honolulu rail station transit corridor that allow for



H.B. NO. 1386

1 growth in affordable housing at each transit station while 2 reducing the number of motor vehicles within each district. 3 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is 4 amended by adding a new part to be appropriately designated and 5 to read as follows: 6 "PART . TRANSIT-ORIENTED DEVELOPMENT COMMUNITY DISTRICTS 7 §206E-A Definitions. As used in this part: 8 "District" means a transit-oriented development community 9 district. 10 "Mode share" means the percentage of trips made by a 11 population within a district using a specific mode of 12 transportation. 13 §206E-B Transit-oriented development community districts 14 established; boundaries. The authority shall designate transit-15 oriented development community districts along the Honolulu rail 16 station transit corridor. Each district shall include the area 17 that is within a one mile radius of each transit station along 18 the Honolulu rail transit project corridor. 19 §206E-C Transit-oriented development community districts;

development guidance policies. The authority shall enforce the

HB HMS 2017-1450

20

Page 2

H.B. NO. 1386

1	following development guidance policies in the transit-oriented			
2	development community districts:			
3	(1) Development within the district shall include			
4		affordable housing within half a mile of the transit		
5		station; provided that:		
6		(A)	Ten per cent of development shall be used for	
7			affordable housing for individuals or families	
8			who meet sixty per cent of the area median	
9			income;	
10		(B)	Ten per cent of development shall be used for	
11			affordable housing for individuals or families	
12			who meet sixty-one to eighty per cent of the area	
13			median income;	
14		(C)	Twenty per cent of development shall be used for	
15			affordable housing for individuals or families	
16			who meet eighty-one to one hundred twenty per	
17			cent of the area median income; and	
18		(D)	Twenty per cent of development shall be used for	
19			affordable housing for individuals or families	
20			who meet one hundred twenty one to one hundred	
21			eighty per cent of the area median income; and	

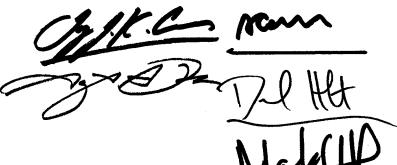


H.B. NO. (386

1 (2) Districts shall be developed in such a way to reach a mode share target of trips by cars to less than forty 2 3 per cent in each district. 4 §206E-D Transit-oriented development community district; 5 in-lieu fee. Any developer that seeks to develop within the 6 district shall first pay an in-lieu fee to the authority, which 7 shall be equal to or greater than the actual cost of designing, 8 constructing, and selling of the development." 9 SECTION 3. In codifying the new sections added by section 10 2 of this Act, the revisor of statutes shall substitute 11 appropriate section numbers for the letters used in designating 12 the new sections in this Act. This Act shall take effect upon its approval. 13 SECTION 4.

14

INTRODUCED BY:





JAN 2 5 2017

H.B. NO. (386

Report Title: Transit-Oriented Development Community Districts

Description:

Requires the Hawaii Community Development Authority (HCDA) to designate transit-oriented development community districts along the Honolulu Rail Station Transit Corridor.

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

