

Honolulu, Hawaii

APR 23 2021

RE: S.B. No. 140
S.D. 2
H.D. 2
C.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Honorable Scott K. Saiki
Speaker, House of Representatives
Thirty-First State Legislature
Regular Session of 2021
State of Hawaii

Sirs:

Your Committee on Conference on the disagreeing vote of the Senate to the amendments proposed by the House of Representatives in S.B. No. 140, S.D. 2, H.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO COMMUNITY DEVELOPMENT,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to:

- (1) Require the Hawaii Community Development Authority to develop a transit-oriented development zone improvement program;
- (2) Amend the membership of the Hawaii Community Development Authority for matters affecting transit-oriented development zones; and
- (3) Authorize the Hawaii Community Development Authority to establish transit-oriented development zones for lands



within county-designated transit-oriented development zones or within a one-half mile radius around proposed or existing transit stations, under certain circumstances.

Your Committee on Conference finds that transit-oriented development zones promote a wide range of social, environmental, and economic benefits, but currently, no single entity has the authority to redevelop the State's assets along the transit corridor in the best interest of the State. This measure fosters community development by strategically investing in public facilities through transit-oriented development.

Your Committee on Conference has amended this measure by:

- (1) Removing language that amended the membership of the Hawaii Community Development Authority for matters affecting community development districts;
- (2) Inserting language that establishes the Transit-Oriented Development Zone Improvement Board to govern the Transit-Oriented Development Zone Improvement Program;
- (3) Amending the definition of transit-oriented development to require transit-oriented development zones in counties with a population in excess of five hundred thousand to include a rail station or planned rail station;
- (4) Inserting an effective date of July 1, 2021; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of S.B. No. 140, S.D. 2, H.D. 2, as amended herein, and recommends that it pass Final Reading in the form attached hereto as S.B. No. 140, S.D. 2, H.D. 2, C.D. 1.




Respectfully submitted on behalf
of the managers:


ON THE PART OF THE HOUSE

ON THE PART OF THE SENATE


HENRY J. G. AQUINO
Co-Chair


LORRAINE R. INOUE
Chair

for 
NADINE K. NAKAMURA
Co-Chair


SHARON MORIWAKI
Co-Chair


DAVID A. TARNAS
Co-Chair


T. J. K. CULLEN
Co-Chair



