

STAND. COM. REP. NO.

1071

Honolulu, Hawaii

MAR 19 , 2021

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

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

Sir:

Your Committees on Transportation and Housing, to which was referred S.B. No. 140, S.D. 2, entitled:

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

beg leave to report as follows:

The purpose of this measure is to:

- (1) Require the Hawaii Community Development Authority to establish a Transit-oriented Development Zone Improvement Program to foster community development by strategically investing in public facilities;
- (2) Expand the composition and organization of the Hawaii Community Development Authority to include matters affecting transit-oriented development zones and the creation of these zones; and
- (3) Appropriate funds for a full-time equivalent temporary position in the Hawaii Community Development Authority to develop and manage the Transit-oriented Development Zone Improvement Program.

Your Committees received testimony in support of this measure from the Department of Land and Natural Resources and Hawaii

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Community Development Authority. Your Committees received comments on this measure from the Office of Planning.

Your Committees find that transit-oriented development is a powerful tool that can ultimately deliver a wide range of social, environmental, and economic benefits. The State has an important role in overcoming barriers to transit-oriented development, including encouraging needed investment in regional public facilities. Coordinated infrastructure financing and delivery are necessary to facilitate public and private development and investment in areas designated for transit-oriented development in the State. Your Committees further find that state coordination and collaboration with the counties and public utilities on the delivery of needed infrastructure improvements are vital to implementing state transit-oriented projects and providing affordable housing in transit-oriented-designated areas in each of the counties.

Your Committees have amended this measure by:

- (1) Establishing the transit-oriented development zones program as a new part in chapter 206E, Hawaii Revised Statutes, rather than including it with the existing district-wide improvement program, including the responsibilities of the Hawaii Community Development Authority in administering the program;
- (2) Amending the definition of "transit-oriented development zone" and further specifying that a "transit-oriented development zone" includes all parcels of land for which any portion of said parcels are located within that one-half mile radius of a proposed or existing transit station;
- (3) Making a conforming amendment to include the Director of the Office of Planning and Executive Director of the Hawaii Housing Finance and Development Corporation on the Hawaii Community Development Authority;
- (4) Replacing the Director of Transportation with the Executive Director of the Hawaii Housing Finance and Development Corporation as a voting member for matters affecting transit-oriented development zones;



- (5) Deleting language that would have prohibited transit-oriented development zones from being established on lands administered by the Hawaii Public Housing Authority, Stadium Authority, or any community development district;
- (6) Deleting the appropriation for one full-time equivalent (1.00 FTE) temporary position in the Hawaii Community Development Authority;
- (7) Amending the purpose section; and
- (8) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Transportation and Housing that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 140, S.D. 2, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 140, S.D. 2, H.D. 1, and be referred to your Committee on Water & Land.

Respectfully submitted on
behalf of the members of the
Committees on Transportation
and Housing,


NADINE K. NAKAMURA, Chair


HENRY J.C. AQUINO, Chair



