

STAND. COM. REP. NO. 798

Honolulu, Hawaii

**MAR 05 2021**

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

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

Sir:

Your Committee on Ways and Means, to which was referred S.B. No. 140, S.D. 1, entitled:

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

begs leave to report as follows:

The purpose and intent of this measure is to consolidate the planning and development of certain state lands within transit-oriented development zones under the Hawaii Community Development Authority.

More specifically, this measure:

- (1) Requires the Hawaii Community Development Authority to develop a transit-oriented development zone improvement program; and
- (2) Authorizes the Hawaii Community Development Authority to establish transit-oriented development zones for certain state lands within a one-half mile radius around fixed transit stations.

Your Committee received written comments in support of this measure from the Department of Land and Natural Resources and Hawaii Community Development Authority.



Your Committee received written comments on this measure from the Office of Planning.

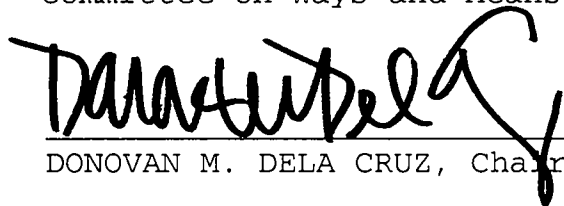
Your Committee finds that no single entity currently has the authority to redevelop state lands along a transit corridor. Your Committee further finds that this measure will help to resolve ambiguities relating to these types of redevelopments by providing long-term master planning and zoning authority to the Hawaii Community Development Authority for state-owned lands within transit-oriented development zones.

Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 2050, to facilitate further discussion on the measure; and
- (2) Making technical nonsubstantive amendments for purposes of clarity, consistency, and style.

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

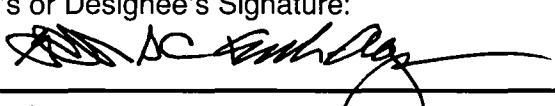
Respectfully submitted on  
behalf of the members of the  
Committee on Ways and Means,

  
DONOVAN M. DELA CRUZ, Chair



The Senate  
 Thirty-First Legislature  
 State of Hawai'i

**Record of Votes**  
**Committee on Ways and Means**  
**WAM**

Bill / Resolution No.:*	Committee Referral:	Date:		
SB 140, SD 1	WTL, WAM	2/26/21		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is:				
<input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
DELA CRUZ, Donovan M. (C)	X			
KEITH-AGARAN, Gilbert S.C. (VC)	X			
ENGLISH, J. Kalani	X			
INOUYE, Lorraine R.	X			
KANUHA, Dru Mamo	X			
KIDANI, Michelle N.	X			
MORIWAKI, Sharon Y.	X			
SHIMABUKURO, Maile S.L.				X
TANIGUCHI, Brian T.	X			
WAKAI, Glenn	X			
FEVELLA, Kurt	X			
<b>TOTAL</b>	<b>10</b>			<b>1</b>
Recommendation:				
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature:				
				
Distribution:				
Original	Yellow	Pink	Goldenrod	
File with Committee Report	Clerk's Office	Drafting Agency	Committee File Copy	

\*Only one measure per Record of Votes