

STAND. COM. REP. NO.

1483

Honolulu, Hawaii

, 2023

**MAR 24**

RE: S.B. No. 1191  
S.D. 2  
H.D. 1

Honorable Scott K. Saiki  
Speaker, House of Representatives  
Thirty-Second State Legislature  
Regular Session of 2023  
State of Hawaii

Sir:

Your Committees on Housing and Water & Land, to which was referred S.B. No. 1191, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

beg leave to report as follows:

The purpose of this measure is to appropriate funds to the Hawaii Community Development Authority for statewide planning, designing, and constructing of various transit-oriented development projects identified in the State Strategic Plan for Transit-Oriented Development.

Your Committees received testimony in support of this measure from the Department of Land and Natural Resources; Hawaii State Energy Office; Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawaii Community Development Authority; Office of the Mayor of the City and County of Honolulu; Maui Metropolitan Planning Organization; AARP Hawai'i; Oahu Metropolitan Planning Organization; Land Use Research Foundation of Hawaii; Hunt Development Group, LLC; Hawaii Military Affairs Council; Gentry Homes; Hawaiian Electric; Kapolei Chamber of Commerce; and five individuals. Your Committees received comments on this measure from the University of Hawai'i System; Department of Accounting and General Services, and one individual.

2023-2752 SB1191 HD1 HSCR HMSO



Your Committees find that the promotion of mixed-use development and affordable housing within transit-oriented development areas in the State is one of the most viable means for addressing the need for affordable housing. Since the establishment of the Hawaii Interagency Council for Transit-Oriented Development, the State has appropriated capital improvement project funds to support planning of transit-oriented development projects in all four counties. This measure further maintains and enhances the capacity to support planning of state and county transit-oriented development projects, including infrastructure assessments, mixed-use development, and affordable housing.

Your Committees note that the counties have a stake in many of the projects under this measure and believe there should be a shared responsibility in implementing and financing some of these projects. Your Committees further believe that it would be prudent for the Hawaii Community Development Authority to work with the counties in implementing this measure.

Your Committees have amended this measure by:

- (1) Clarifying that the project for the University of Hawaii West Oahu is for on-site infrastructure for a twenty-acre parcel;
- (2) Deleting the reference to the library for the Kahului Civic Center Project;
- (3) Correcting the name of the Kapaa: Samuel Mahelona Memorial Hospital and clarifying that the project is for a master plan for on- and off-site infrastructure;
- (4) Authorizing the Hawaii Community Development Authority, with the approval of the Governor, to delegate to other state departments or agencies the implementation of projects, including the transfer of funds for those projects;
- (5) Changing the effective date to June 30, 3000, to encourage further discussion; and
- (6) 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 Housing and Water & Land that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 1191, S.D. 2, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 1191, S.D. 2, H.D. 1, and be referred to your Committee on Finance.

Respectfully submitted on  
behalf of the members of the  
Committees on Housing and Water  
& Land,



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LINDA ICHIYAMA, Chair



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TROY N. WASHIMOTO, Chair





