

Honolulu, Hawaii

FEB 14 2025

RE: S.B. No. 1614  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Sir:

Your Committees on Housing and Water and Land, to which was referred S.B. No. 1614 entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"  
beg leave to report as follows:

The purpose and intent of this measure is to:

- (1) Establish what constitutes transit-oriented development and incentivize development in county-designated transit-oriented development areas or zones; and
- (2) Prioritize the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units.

Your Committees received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, Oahu Metropolitan Planning Organization, Hawaii Appleseed Center for Law and Economic Justice, Hawai'i YIMBY, Grassroot Institute of Hawaii, Housing Hawai'i's Future, and two individuals.

Your Committees received comments on this measure from the Department of Planning and Permitting of the City and County of Honolulu.



Your Committees find that transit-oriented development, including the construction of high-density communities, can help the State efficiently alleviate existing demand for housing in the State and build more connected communities. Your Committees note that an unspecified percentage of the transit-oriented development areas surrounding a locally-preferred alternative described in this measure are under the Hawaii Community Development Authority jurisdiction.

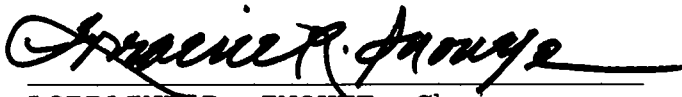
Your Committees have amended this measure by:

- (1) Requiring the development of additional housing in transit-oriented development areas with density increases authorized by this measure to be exclusively for qualified residents as defined in section 201H-32, Hawaii Revised Statutes;
- (2) Inserting language to require the Hawaii Community Development Authority Board of Directors to adopt certain transit-supportive density requirements;
- (3) Clarifying the counties' authority to designate transit-oriented areas;
- (4) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Housing and Water and Land that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 1614, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 1614, S.D. 1, and be referred to your Committee on Ways and Means.



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



LORRAINE R. INOUE, Chair



STANLEY CHANG, Chair



The Senate  
Thirty-Third Legislature  
State of Hawai'i

Record of Votes  
Committee on Housing  
HOU

Bill / Resolution No.:* <div style="font-size: 1.2em; font-family: cursive;">SB 1614</div>	Committee Referral: <div style="font-size: 1.2em; font-family: cursive;">HOU/WTL, WAM</div>	Date: <div style="font-size: 1.2em; font-family: cursive;">2/7/25</div>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <input type="checkbox"/> Pass, unamended 2312         </div> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, with amendments 2311         </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310         </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313         </div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
CHANG, Stanley (C)	/			
HASHIMOTO, Troy N. (VC)	/			
AQUINO, Henry J.C.		.		/
KANUHA, Dru Mamo	/			
FEVELLA, Kurt				/
<b>TOTAL</b>	3	0	0	2
Recommendation: <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Adopted           <input type="checkbox"/> Not Adopted         </div>				
Chair's or Designee's Signature: <div style="font-size: 1.5em; font-family: cursive; margin-left: 20px;">J. A. H.</div>				
<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div>Distribution:</div> <div>Original</div> <div>Yellow</div> <div>Pink</div> <div>Goldenrod</div> </div> <div style="display: flex; justify-content: space-between; font-size: 0.8em; margin-top: 2px;"> <div>File with Committee Report</div> <div>Clerk's Office</div> <div>Drafting Agency</div> <div>Committee File Copy</div> </div>				

\*Only one measure per Record of Votes

The Senate  
Thirty-Third Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Water and Land**  
**WTL**

Bill / Resolution No.:* <b>SB1614</b>	Committee Referral: <b>HOU/WTL, WAM</b>	Date: <b>02/07/25</b>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"><input type="checkbox"/> Pass, unamended 2312</div> <div style="text-align: center;"><input checked="" type="checkbox"/> Pass, with amendments 2311</div> <div style="text-align: center;"><input type="checkbox"/> Hold 2310</div> <div style="text-align: center;"><input type="checkbox"/> Recommit 2313</div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
INOUE, Lorraine R. (C)	✓			
ELEFANTE, Brandon J.C. (VC)	✓			
CHANG, Stanley	✓			
MCKELVEY, Angus L.K.	✓			
DECORTE, Samantha	✓			
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</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				

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