
SENATE CONCURRENT RESOLUTION

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO ESTABLISH A TRANSIT ORIENTED DEVELOPMENT TASK FORCE TO FACILITATE MIXED-INCOME AND AFFORDABLE HOUSING IN TRANSIT ORIENTED DEVELOPMENTS BY BETTER COORDINATING TRANSPORTATION AND HOUSING PLANNING AND PROGRAMS.

1 WHEREAS, in December 2006, the Honolulu City Council voted
2 to select a fixed guideway project as the Locally Preferred
3 Alternative, a historic decision that will move people and
4 improve mobility, and will also be key to shaping the
5 development in the transit corridor and many high-density areas
6 within the transit influence zone; and
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8 WHEREAS, as a result, transit oriented development is
9 increasingly recognized as having the potential to improve the
10 quality of life for Hawaii households by creating livable
11 communities in proximity to transit; and
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13 WHEREAS, transit oriented development presents unique
14 opportunities to address land use, planning, zoning, and
15 financing issues that affordable housing developers encounter
16 when developing mixed-income housing projects; and
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18 WHEREAS, these are important planning issues that will
19 reshape the urban form of Honolulu, will shape the emerging form
20 of the Ewa-Kapolei district, and will determine the connection
21 between these two important urban centers; and
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23 WHEREAS, transit oriented development also presents an
24 opportunity to reevaluate land use, to create spaces that
25 achieve community and building objectives, and to set priorities
26 for public and private investment in infrastructure, public
27 facilities, and affordable housing; and
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1 WHEREAS, decisions for alignment, station location, access,
2 amenities, and nearby land use all involve compromise, often
3 between state, county, and private entities; and
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5 WHEREAS, identifying alternatives, understanding costs and
6 benefits, and finding criteria for decisions are all basic steps
7 in the planning process, and choices made regarding development,
8 both public and private, will determine the success of the
9 transportation system, its ridership, its usefulness, and its
10 ability to interact between destinations; now, therefore,
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12 BE IT RESOLVED by the Senate of the Twenty-fifth
13 Legislature of the State of Hawaii, Regular Session of 2009, the
14 House of Representatives concurring, that the Hawaii Housing
15 Finance and Development Corporation is urged to establish a
16 Transit Oriented Development Task Force to facilitate mixed-
17 income and affordable housing in transit oriented developments
18 by better coordinating transportation and housing planning and
19 programs; and
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21 BE IT FURTHER RESOLVED that the Transit Oriented
22 Development Task Force consist of at least the following
23 thirteen members; provided that each county that develops a
24 rapid transit system shall be represented on the task force:
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- 26 (1) The Executive Director of the Hawaii Housing Finance
27 and Development Corporation;
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- 29 (2) The Director of the state Office of Planning, or a
30 designated representative;
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- 32 (3) The state Director of Finance, or a designated
33 representative;
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- 35 (4) Two members of the State Senate appointed by the
36 President of the Senate, one of whom shall be the
37 Chairperson of the Senate Committee with primary
38 responsibility for housing issues;
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- 40 (5) Two members of the State House of Representatives
41 appointed by the Speaker of the House of
42 Representatives, one of whom shall be the Chairperson
43 of the House Committee with primary responsibility for
44 housing issues;

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- (6) The county Director of Planning, or a designated representative;
- (7) The county Director of Budget and Fiscal Services, or a designated representative;
- (8) The county Housing Director, or a designated representative;
- (9) The county Director of the Metropolitan Planning Organization, or a designated representative; and
- (10) Two members of the County Council appointed by the Chairperson of the Council, one of whom represents an area with, or planned to have rapid transit stations; and

BE IT FURTHER RESOLVED that the Transit Oriented Development Task Force serve in an advisory capacity to the Legislature, the legislative body of each county, and the appropriate state and county agencies responsible for carrying out a continuing, comprehensive, transit oriented development planning process, and is requested to:

- (1) Identify regulatory barriers to housing near transit stations;
- (2) Identify ways to improve coordination of housing and transportation planning including the United States Department of Housing and Urban Development's Consolidated Plan and Public Housing Agency Plan, and the United States Department of Transportation's transportation planning requirements;
- (3) Identify strategies for addressing area housing and transportation needs including the designation of transit oriented development zones;
- (4) Identify ways to improve the leveraging of housing and transportation funds;
- (5) Identify financial incentives for funding mixed-income and affordable housing near transit, as well as land

- 1 use and other incentives to expand housing choices in
- 2 proximity of new and existing transit stations;
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- 4 (6) Identify tax incentives for the development or
- 5 rehabilitation of community health care facilities
- 6 within mixed-use transit oriented development
- 7 projects;
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- 9 (7) Monitor outcomes and continually update goals and
- 10 objectives; and
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- 12 (8) Undertake any other functions as may be appropriate in
- 13 an advisory capacity to ensure a joint planning
- 14 process between a county and the State, and advise
- 15 appropriate legislative bodies and agencies, as
- 16 necessary; and
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18 BE IT FURTHER RESOLVED that the Transit Oriented
19 Development Task Force is requested to report its findings and
20 recommendations, including any proposed state or county
21 legislation, to the Legislature no later than twenty days prior
22 to the convening of the Regular Sessions of 2010, 2011, and
23 2012; and

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25 BE IT FURTHER RESOLVED that the Transit Oriented
26 Development Task Force cease to exist on December 31, 2011; and

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28 BE IT FURTHER RESOLVED that certified copies of this
29 Concurrent Resolution be transmitted to the Governor, Executive
30 Director of the Hawaii Housing Finance and Development
31 Corporation, President of the Senate, Speaker of the House of
32 Representatives, Mayors of the four counties, and Chairs of the
33 legislative bodies of the four counties.

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