

MAR 13 2015

SENATE CONCURRENT RESOLUTION

URGING THE CITY AND COUNTY OF HONOLULU IN COORDINATION WITH THE
HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO DEVELOP A
PLAN TO GENERATE REVENUE FOR OPERATIONS AND MAINTENANCE OF
RAIL.

1 WHEREAS, the Honolulu rail project is budgeted at
2 \$5,200,000,000; and
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4 WHEREAS, the Honolulu Authority for Rapid Transportation
5 has incurred a budget shortfall of up to \$900,000,000 on the
6 Honolulu rail project; and
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8 WHEREAS, the Mayor of the City and County of Honolulu and
9 Executive Director and Chief Executive Officer of the Honolulu
10 Authority for Rapid Transportation have requested the State to
11 permanently extend the City and County of Honolulu's 0.5 percent
12 surcharge on the state general excise tax; and
13

14 • WHEREAS, not all options for generating revenue to cover
15 budget shortfalls on the Honolulu rail project have been
16 reviewed and discussed; and
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18 WHEREAS, the State is a significant landowner at the East
19 Kapolei, University of Hawaii West Oahu, Leeward Community
20 College, and Aloha Stadium rail stations; and
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22 WHEREAS, the 2011 Hawaii Housing Planning Study found that
23 up to fifty thousand new housing units will be needed by 2016 to
24 meet the demand for public housing generated by changing
25 demographics and economic conditions; and
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27 WHEREAS, failure to produce sufficient units for low and
28 moderate income households will cause pent-up demand in such
29 market segments; and
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1 WHEREAS, the Honolulu rail project presents development
2 opportunities for housing and job creation as rail riders will
3 demand employment and housing opportunities in station areas;
4 and
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6 WHEREAS, strong housing and employment connections are
7 vital for transit to fulfill its potential to address goals of
8 accessibility, stronger regional economies, and reduced
9 greenhouse gas emissions; and
10

11 WHEREAS, job centers must be a key component of the
12 transit-oriented development equation to complement rail service
13 to densely populated residential areas; and
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15 WHEREAS, the City and County of Honolulu Department of
16 Budget and Fiscal Services has current data on all real property
17 surrounding the rail stations; and
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19 WHEREAS, real property in close proximity to rail stations
20 may increase in value; and
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22 WHEREAS, value capture strategies such as tax increment
23 financing or community facilities districts can generate
24 revenues that can be used to pay for construction, operations,
25 and maintenance of the Honolulu rail transit project; and
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27 WHEREAS, the City and County of Honolulu has the authority
28 to review land use ordinances, determine whether the codes and
29 zoning of lands in close proximity to rail stations reflect the
30 current use of those lands and allow for changes that may
31 accompany projected economic growth, and determine whether
32 specific land use ordinances need to be adopted to allow for
33 master planning and development of those areas; now, therefore,
34

35 BE IT RESOLVED by the Senate of the Twenty-eighth
36 Legislature of the State of Hawaii, Regular Session of 2015, the
37 House of Representatives concurring, that the City and County of
38 Honolulu in coordination with the Honolulu Authority for Rapid
39 Transportation is requested to develop a plan to generate
40 revenue via transit-oriented development near rail stations to
41 include the development of housing and employment clusters; and
42



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1 BE IT FURTHER RESOLVED that the City and County of Honolulu
 2 in coordination with the Honolulu Authority for Rapid
 3 Transportation is requested to identify locations where tax
 4 increment financing or community facilities districts may be
 5 established to generate revenues that can be used for
 6 construction, operations, and maintenance of the Honolulu rail
 7 transit project; and

8
 9 BE IT FURTHER RESOLVED that the City and County of Honolulu
 10 is requested to review land use ordinances of lands that lie
 11 within one half mile of rail stations and implement measures to
 12 amend zoning, as necessary, to allow for transit-oriented
 13 development in those areas to include but not be limited to
 14 commercial, residential, and mixed-use development; and

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 16 BE IT FURTHER RESOLVED that the City and County of Honolulu
 17 in coordination with the Honolulu Authority for Rapid
 18 Transportation is requested to identify areas of employment
 19 concentration and opportunities for future transit investments;
 20 and

21
 22 BE IT FURTHER RESOLVED that the Honolulu Authority for
 23 Rapid Transportation is requested to expend any proceeds from an
 24 extension of the 0.5 percent general excise tax surcharge on
 25 construction only, and not for rail operation or maintenance
 26 costs; and

27
 28 BE IT FURTHER RESOLVED that certified copies of this
 29 Concurrent Resolution be transmitted to the Governor, Mayor of
 30 the City and County of Honolulu, Chairperson of the Honolulu
 31 City Council, and Executive Director and Chief Executive Officer
 32 of the Honolulu Authority for Rapid Transportation.

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