

MAR 02 2018

SENATE CONCURRENT RESOLUTION

REQUESTING THE LEGISLATIVE REFERENCE BUREAU TO CONDUCT A STUDY REGARDING DESIGNATING, DISSOLVING, OR TRANSFERRING CERTAIN COMMUNITY DEVELOPMENT DISTRICTS UNDER THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

1 WHEREAS, the East Kapolei Neighborhood transit-oriented
2 development plan for approval by the City Council of the City
3 and County of Honolulu presents a very unique opportunity to
4 create a sustainable, responsible, and integrated community for
5 Oahu; and

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7 WHEREAS, the goal of the East Kapolei Neighborhood transit-
8 oriented development plan is to foster more livable communities
9 that take full advantage of the benefits of transit by
10 specifically reducing transportation costs for residents,
11 businesses, and workers; and

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13 WHEREAS, the proposed transit-oriented development site,
14 which is located along the proposed rail transit line to connect
15 Downtown Honolulu with the East Kapolei region, Ho'opili,
16 University of Hawai'i West Oahu, and East Kapolei stations, is
17 envisioned to provide a series of transportation options for
18 residents, workers, and visitors; and

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20 WHEREAS, in order to create the neighborhood that the East
21 Kapolei Neighborhood transit-oriented development plan
22 envisions, development of new infrastructure and retrofitting of
23 existing infrastructure are necessary in the East Kapolei area;
24 and

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26 WHEREAS, the Hawaii Community Development Authority was
27 established to meet the vast community development needs of
28 providing suitable affordable housing, sufficient commercial and
29 industrial facilities for rent, residential areas that have
30 facilities necessary for basic liveability, such as parks and
31 open space, and areas that are planned for mixed uses; and



1
2 WHEREAS, the Hawaii Community Development Authority manages
3 three community development districts, including the Kakaako
4 Community Development District, Kalaeloa Community Development
5 District, and Heeia Community Development District; and
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7 WHEREAS, these community development districts are
8 designated by statute as areas dedicated for replanning,
9 renewal, or redevelopment; and
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11 WHEREAS, after the designation, the Hawaii Community
12 Development Authority is required to develop a community
13 development plan, which includes community development guidance
14 policies, a district-wide improvement program, and community
15 development rules; and
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17 WHEREAS, if designated as a community development district,
18 the East Kapolei area would benefit greatly from a community
19 development plan that would enable the East Kapolei Neighborhood
20 transit-oriented development plan to more efficiently and
21 effectively come to fruition; and
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23 WHEREAS, furthermore, after finding that the Kakaako area
24 is of economic importance to the State, the Legislature
25 designated the Kakaako Community Development District to
26 preserve and enhance the value and potential of the area; and
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28 WHEREAS, however, since 1976, when the Kakaako Community
29 Development District was established by law, the Kakaako area
30 has gone through extensive replanning, renewal, and
31 redevelopment, including plans to allow for development along
32 the proposed rail transit line; and
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34 WHEREAS, this extensive redevelopment causes further
35 discussion as to whether a community development district
36 designation continues to be necessary for the Kakaako area; and
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38 WHEREAS, lastly, the Heeia Community Development District
39 was established to develop culturally appropriate agriculture,
40 education, and natural resource restoration and management of
41 the Heeia wetlands; and
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1 WHEREAS, however, the cultural and natural resources
2 protection purposes of establishing the community development
3 district may conflict with the purposes of the Hawaii Community
4 Development Authority to provide affordable housing and areas
5 planned for mixed uses; and
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7 WHEREAS, thus, this body finds that the cultural and
8 natural resources protection purposes for which the Heeia
9 Community Development District was established may be better
10 fulfilled by a state agency other than the Hawaii Community
11 Development Authority; and
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13 WHEREAS, a study is necessary to assess and analyze the
14 existing community development districts and the designation of
15 any new community development districts under the Hawaii
16 Community Development Authority to ensure the goals and purposes
17 of the Authority and the several community development districts
18 are met; now, therefore,
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20 BE IT RESOLVED by the Senate of the Twenty-ninth
21 Legislature of the State of Hawaii, Regular Session of 2018, the
22 House of Representatives concurring, that the Legislative
23 Reference Bureau is requested to conduct a study regarding
24 designating, dissolving, or transferring certain community
25 development districts under the Hawaii Community Development
26 Authority; and
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28 BE IT FURTHER RESOLVED that the study:

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- 30 (1) Assess and analyze the impact of designating a
31 community development district for East Kapolei;
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 - 33 (2) Assess and analyze the impact of dissolving the
34 Kakaako Community Development District; and
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 - 36 (3) Determine the feasibility of transferring the Heeia
37 Community Development District to the jurisdiction of
38 a state agency other than the Hawaii Community
39 Development Authority and, if a transfer is feasible,
40 identify the alternative state agencies; and
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1 BE IT FURTHER RESOLVED that the Legislative Reference
 2 Bureau is requested to submit a written report of its findings
 3 and recommendations, including any proposed legislation, to the
 4 Legislature no later than twenty days prior to the convening of
 5 the Regular Session of 2019; and

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 7 BE IT FURTHER RESOLVED that certified copies of this
 8 Concurrent Resolution be transmitted to the Executive Director
 9 of the Hawaii Community Development Authority and Director of
 10 the Legislative Reference Bureau.

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OFFERED BY:

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