

MAR 02 2018

SENATE 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
19

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
25

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
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33 WHEREAS, the Hawaii Community Development Authority manages
34 three community development districts, including the Kakaako



1 Community Development District, Kalaeloa Community Development
2 District, and Heeia Community Development District; and
3

4 WHEREAS, these community development districts are
5 designated by statute as areas dedicated for replanning,
6 renewal, or redevelopment; and
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8 WHEREAS, after the designation, the Hawaii Community
9 Development Authority is required to develop a community
10 development plan, which includes community development guidance
11 policies, a district-wide improvement program, and community
12 development rules; and
13

14 WHEREAS, if designated as a community development district,
15 the East Kapolei area would benefit greatly from a community
16 development plan that would enable the East Kapolei Neighborhood
17 transit-oriented development plan to more efficiently and
18 effectively come to fruition; and
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20 WHEREAS, furthermore, after finding that the Kakaako area
21 is of economic importance to the State, the Legislature
22 designated the Kakaako Community Development District to
23 preserve and enhance the value and potential of the area; and
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25 WHEREAS, however, since 1976, when the Kakaako Community
26 Development District was established by law, the Kakaako area
27 has gone through extensive replanning, renewal, and
28 redevelopment, including plans to allow for development along
29 the proposed rail transit line; and
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31 WHEREAS, this extensive redevelopment causes further
32 discussion as to whether a community development district
33 designation continues to be necessary for the Kakaako area; and
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35 WHEREAS, lastly, the Heeia Community Development District
36 was established to develop culturally appropriate agriculture,
37 education, and natural resource restoration and management of
38 the Heeia wetlands; and
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40 WHEREAS, however, the cultural and natural resources
41 protection purposes of establishing the community development
42 district may conflict with the purposes of the Hawaii Community



1 Development Authority to provide affordable housing and areas
2 planned for mixed uses; and
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4 WHEREAS, thus, this body finds that the cultural and
5 natural resources protection purposes for which the Heeia
6 Community Development District was established may be better
7 fulfilled by a state agency other than the Hawaii Community
8 Development Authority; and
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10 WHEREAS, a study is necessary to assess and analyze the
11 existing community development districts and the designation of
12 any new community development districts under the Hawaii
13 Community Development Authority to ensure the goals and purposes
14 of the Authority and the several community development districts
15 are met; now, therefore,
16

17 BE IT RESOLVED by the Senate of the Twenty-ninth
18 Legislature of the State of Hawaii, Regular Session of 2018,
19 that the Legislative Reference Bureau is requested to conduct a
20 study regarding designating, dissolving, or transferring certain
21 community development districts under the Hawaii Community
22 Development Authority; and
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24 BE IT FURTHER RESOLVED that the study:

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- 26 (1) Assess and analyze the impact of designating a
27 community development district for East Kapolei;
28
 - 29 (2) Assess and analyze the impact of dissolving the
30 Kakaako Community Development District; and
31
 - 32 (3) Determine the feasibility of transferring the Heeia
33 Community Development District to the jurisdiction of
34 a state agency other than the Hawaii Community
35 Development Authority and, if a transfer is feasible,
36 identify the alternative state agencies; and
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38 BE IT FURTHER RESOLVED that the Legislative Reference
39 Bureau is requested to submit a written report of its findings
40 and recommendations, including any proposed legislation, to the
41 Legislature no later than twenty days prior to the convening of
42 the Regular Session of 2019; and



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 2 BE IT FURTHER RESOLVED that certified copies of this
 3 Resolution be transmitted to the Executive Director of the
 4 Hawaii Community Development Authority and Director of the
 5 Legislative Reference Bureau.
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