



HCDA Budget Priorities

*PENDING HCDA Board Approval – this list is not exhaustive

Operating Requests	
Restoration of funding for 19 HCDA staff positions	\$1,475,000 (General) \$2,225,000 (CIP)
The fees and assessments that HCDA is able to charge developers and land owners in the district, by statute is structured to fund improvement projects in the district with funding for 19 of HCDA's 23 staff positions historically funded through a legislative CIP appropriation. The other revenues generated by the HCDA is otherwise inadequate to cover staff positions and recurring costs for the maintenance and operation of the HCDA and HCDA-owned properties.	
Enforcement and implementation of HCDA abandoned property rules	\$400,000
The HCDA requires additional resources to address the vagrancy issue in its Kakaako community development district. Previously, with the emergency funds, the HCDA was able to keep the issue in check; however, since the funding has ended and City and State resource have been deployed elsewhere, the problem in Kakaako has grown considerably and is nearing levels that triggered the previous emergency proclamation. Enforcement is needed to address increased illegal camping in the park, which has increased unsanitary conditions related to public urination/defecation and accumulated trash, incidences of dog attacks on park users, and unsafe conditions from vandalized electric and water utilities.	
Total Operating Requests	\$1,875,000 (General) \$2,225,000 (CIP)
Capital Improvement Project Requests	
Makai area parking garage	\$50,000,000
The construction of a makai parking garage, would serve as a catalyst for re-development in Kakaako Makai. The lot is currently encumbered by a large surface parking lot that primarily services the UH JABSOM and Cancer Research Center facilities. The planned 900-stall facility would allow for vertical development of this lot while accommodating both UH parking in addition to meeting future parking needs of vertical development on the lot, including planned facilities for HTDC.	
Kakaako makai park improvements	\$4,000,000
HCDA seeks funding to implement a few projects identified in its Makai parks plan that received a great deal of public interest and includes a facility for a farmer's market, accommodations for food trucks, a children's play structure, a beach hale for community use, and update/repair of comfort stations and other existing park features. The park is a tremendous community asset and activation of the park would serve as a means of passively addressing the issues related to illegal camping.	
Fisherman's Wharf deck repair	\$9,000,000
A previous study of the deck and loading dock at Fisherman's Wharf identified that the piles are close to failure. As a temporary measure, the HCDA has restricted vehicular access and any uses that would stress the current structure. The Fisherman's Wharf loading dock plays an essential role to the operation of the commercial small boat harbor while providing community access and vantage points of Kewalo Basin Harbor and its maritime activities with the continuation of the public promenade.	
Queen Street improvements	\$46,500,000

<p>Central Kakaako is one of the final frontiers for the HCDA relative to its Kakaako community development district. A previous effort to undertake these improvements failed and since then there has been no redevelopment in the area. Based on recent legislation and testimony, there appears to be interest for the HCDA to pursue this project to mitigate flooding and traffic in the area with the growing population in the surrounding areas.</p>	
American Brewery Building improvements	\$900,000
<p>With the OHA settlement in 2012, the HCDA's revenue outlook changed significantly from when it had initially undertook the restoration of the American Brewery Building (ABB) to place it back in service. While the building is adequate to be placed back in service, there are some issues that should be addressed that the HCDA no longer has the discretionary funds available to address like waterproofing the exterior of the building since 117 year mortar is well passed its service life, installation of a reliable elevator to ensure ADA compliance, and decoupling ABB water service from the adjacent residential building.</p>	
Kalaeloa community development plan update	\$500,000
<p>Eleven years have passed since the HCDA approved the initial master plan for the Kalaeloa community development district. Since then, the HCDA has only issued one development permit. The HCDA seeks to revisit and update its plan for the district now that developers and landowners have had more time to consider the district and significant measures have been taken to provide reliable utility service in the area. With Costco and Ka Makana Alii just outside the district, the HCDA seeks to capture this momentum and spur economic development in Kalaeloa. This exercise would also lay the framework for improved infrastructure in the district such as electric utilities, roads, water, and drainage.</p>	
Survey of proposed Kalaeloa right of ways	\$300,000
<p>Establishing the right of ways is a critical first step to the redevelopment of Kalaeloa. Roadways not only provides access to supporting growth and redevelopment, they are also essential when considering the layout of utility infrastructure improvements. The current utility infrastructure is significantly lacking and substantial improvement and expansion is necessary.</p>	
Heeia community development district infrastructure	\$4,500,000
<p>In the 2011 legislative session, the HCDA, the Heeia community development district was established. The HCDA is the primary landowner of the district which by statutory guidance is slated primarily for agricultural use. Investment in infrastructure for farm roads and utilities are essential to supporting this community development district, placing 400-acres into active farming supporting the State's food sustainability goals.</p>	
Total Capital Improvement Project Requests	\$11,570,000
Grand Total	\$1,875,000 (General) \$117,925,000 (CIP)



HCDA Legislative Priorities

*PENDING HCDA Board Approval – this list is not exhaustive

Legislation Requests
Make violations of park rules a petty misdemeanor
HCDA has been enforcing its park rules; however, the civil notice of violations issued by HCDA has failed to persuade illegal campers to obey the park rules. This legislation would be designed to allow for criminal liability to those who refuse to comply with staff's civil attempts to enforce compliance with park rules. This approach is supported by the AG and Sheriff.
TOD Improvement Programs
This program would help gauge the need for infrastructure improvements necessary near transit lines in order to facilitate development in a TOD zone. At a minimum this measure would allow HCDA to engage a consultant to identify public facilities within the TOD zone. HCDA would anticipate requesting money and positions in subsequent years as to help spur development along the transit corridor to facilitate development of housing and commercial spaces. Creating this framework would provide an implementation tool for the recommendations being developed for the State TOD strategic plan and would support infrastructure development to promoted planned areas for affordable housing.
Resolution to convey remnant roads to the city
HCDA has acquired the fee to various remnant road parcels when it made infrastructure improvements through its Improvement District program. The roads in Kakaako were improved and the parcels were always intended to dedicated to the city, but so far remain with the HCDA.
Assist the Governor's Coordinator on Homelessness
HCDA has received great support from the Coordinator to help enforce park rules and to outreach to many illegal campers who have subsequently moved out of the park. Our board has consistently taken a position to support and assist the Coordinator before the state Legislature.

___ .B. NO. BED-05(18)

A BILL FOR AN ACT

RELATING TO CRIMINAL TAMPERING IN PUBLIC PARKS

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that it is necessary to
2 establish a new criminal tampering in public parks offense to
3 protect the public from unsafe conditions in the public parks.

4 The legislature finds that public parks built over a
5 landfill have a membrane preventing hazardous materials from
6 leaching into the park, and if that membrane is pierced, the
7 public could be exposed to hazardous materials.

8 The legislature also finds that tampering with lamp poles
9 and other electrical systems leaves wiring exposed that poses a
10 health and safety threat to the public.

11 This Act is not intended to abridge the constitutional
12 rights of persons who are homeless. These include their rights
13 under the Eighth Amendment of the United States Constitution and
14 their corresponding rights under article I, section 12, of the
15 Constitution of the State of Hawaii to be free from cruel and
16 unusual punishment.

.B. NO.

1 SECTION 2. Chapter 708, Hawaii Revised Statutes, is
2 amended by adding to part III a new section to be appropriately
3 designated and to read as follows:

4 "§708- Criminal tampering in public parks. (1) A person
5 commits the offense of criminal tampering in state parks if:

6 (a) The person inserts stakes or spikes into the ground in
7 any public park built over a landfill with a membrane
8 separating protecting the public for potentially
9 hazardous material from the landfill.

10 (b) The person intentionally or knowingly has electrical
11 equipment of any kind attached to any source of
12 electricity, except for outlets specifically designed
13 for that purpose, regardless of whether the person is
14 using the equipment.

15 (2) "Electrical Equipment" means any item that runs on
16 electricity including power strips, extension cords, appliances
17 telecommunications equipment, personal electronic devices, and
18 any device designed to be plugged into a wall socket.

19 (3) Criminal tampering in state parks is a petty
20 misdemeanor."

____.B. NO.____

1 SECTION 2. This Act does not affect rights and duties that
2 matured, penalties that were incurred, and proceedings that were
3 begun before its effective date.

4 SECTION 3. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

6 SECTION 4. This Act, upon its approval, shall take effect
7 upon its approval.

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INTRODUCED BY: _____

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BY REQUEST

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____.B. NO.____

Report Title:

Criminal Tampering in Public Parks; Penalties

Description:

To create a new offense of criminal tampering in public parks to address items that could threaten the health and safety of park users.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

JUSTIFICATION SHEET

Revised: 1 st DRAFT DATE: August 25, 2017

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: A BILL FOR AN ACT RELATING TO CRIMINAL TAMPERING IN PARKS

PURPOSE: To establish a new criminal tampering in public parks offense to protect the public from unsafe conditions in the public parks.

MEANS: Add a new section to chapter 708, Hawaii Revised Statutes (HRS).

JUSTIFICATION: Public parks built over a landfill have a membrane preventing hazardous materials from leaching into the park, and if that membrane is pierced, members of the public could be exposed to hazardous materials. In addition, tampering with light poles and other electrical systems in parks leaves wiring exposed that poses a health and safety threat to the public.

Impact on the public: Provides enforcement powers to prevent unsafe conditions from occurring, allowing everyone to enjoy public parks.

Impact on the department and other agencies: Allow the Hawaii Community Development Authority to more effectively enforce its rules in the park.

GENERAL FUND: none

OTHER FUNDS: none

PPBS PROGRAM DESIGNATION: BED-150

OTHER AFFECTED AGENCIES: DLNR, PSD, City and County of Honolulu

EFFECTIVE DATE: Upon approval.

___B. NO. BED-06(18)

A BILL FOR AN ACT

RELATING TO COMMUNITY DEVELOPMENT

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The purpose of this Act is to require the
2 Hawaii community development authority to develop a transit-
3 oriented development (TOD) zone improvement program to foster
4 community development by strategically investing in public
5 facilities.

6 The legislature finds that the construction and
7 installation of certain public facilities is necessary and
8 desirable to facilitate the renewal and redevelopment of areas
9 proximate to proposed fixed rail transit stations. TOD is a
10 powerful tool that can ultimately deliver a wide range of
11 social, environmental, and economic benefits. TOD promotes
12 development patterns that support quality of life, preserve the
13 natural environment, provide a range of housing choices for
14 residents, and encourage walking, biking, and mass transit.

15 The State plays an important role in overcoming barriers to
16 TOD, including encouraging needed investments in regional public

.B. NO.

1 facilities such as roads, sewers, and drainage systems. This
2 Act is intended to move current TOD planning efforts forward
3 into structures that benefit the community.

4 SECTION 2. Section 206E-2, Hawaii Revised Statutes, is
5 amended to read as follows:

6 "**§206E-2 Definitions.** As used in this chapter, the
7 following words and terms shall have the following meanings
8 unless the context shall indicate another or different meaning
9 or intent:

- 10 (1) "Authority" means the Hawaii community development
11 authority established by section 206E-3.
- 12 (2) "County" means any county of the State.
- 13 (3) "Local governing body" means the county council.
- 14 (4) "Project" means a specific work or improvement,
15 including real and personal properties, or any
16 interest therein, acquired, owned, constructed,
17 reconstructed, rehabilitated, or improved by the
18 authority, including a residential project, a
19 redevelopment project, or a commercial project, all as
20 defined herein, or any combination thereof, which
21 combination shall hereinafter be called and known as a
22 "multipurpose project".

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- 1 (A) "Residential project" means a project or that
2 portion of a multipurpose project, including
3 residential dwelling units, designed and intended
4 for the purpose of providing housing and such
5 facilities as may be incidental or appurtenant
6 thereto;
- 7 (B) "Redevelopment project" means an undertaking for
8 the acquisition, clearance, replanning,
9 reconstruction, and rehabilitation or a
10 combination of these and other methods, of an
11 area for a residential project, for an incidental
12 commercial project, and for other facilities
13 incidental or appurtenant thereto, pursuant to
14 and in accordance with this chapter. The terms
15 "acquisition, clearance, replanning,
16 reconstruction, and rehabilitation" shall include
17 renewal, redevelopment, conservation,
18 restoration, or improvement, or any combination
19 thereof;
- 20 (C) "Commercial project" means an undertaking
21 involving commercial or light industrial
22 development, which includes a mixed use

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1 development where commercial or light industrial
2 facilities may be built into, adjacent to, under
3 or above residential units.

4 (5) "Project cost" means the total of all costs incurred
5 by the authority in carrying out all undertakings
6 which it deems reasonable and necessary for the
7 development of a project including but not limited
8 to: studies; surveys; plans; specifications;
9 architectural, engineering, or any other development
10 related services; acquisition of land and any
11 improvement thereon; site preparation and development;
12 construction; reconstruction; rehabilitation; the
13 necessary expenses in administering the chapter; the
14 cost of financing the project; and relocation costs.

15 (6) "Public agency" means any office, department, board,
16 commission, bureau, division, public corporation
17 agency, or instrumentality of the federal, state, or
18 county government.

19 (7) "Public facilities" includes streets, utility and
20 service corridors, and utility lines where applicable,
21 sufficient to adequately service developable
22 improvements in the district, sites for schools,

.B. NO.

1 parks, parking garage, sidewalks, pedestrian ways, and
2 other community facilities. "Public facilities" shall
3 also include public highways, as defined by statute,
4 storm drainage systems, water systems, street lighting
5 systems, off-street parking facilities, and sanitary
6 sewerage systems.

7 (8) "Qualified person" includes any individual,
8 partnership, corporation or any public agency,
9 possessing the competence, expertise, experience, and
10 resources, including financial, personnel and tangible
11 resources, required for the purposes of the project
12 and such other qualifications as may be deemed
13 desirable by the authority in administering the
14 chapter.

15 (9) "Real property" means lands, structures, and interests
16 in land, including lands under water and riparian
17 rights, space rights, and air rights and any and all
18 other things and rights usually included within the
19 term. Real property also means any and all interests
20 in such property less than full title, such as
21 easements, incorporeal hereditaments and every estate,
22 interest, or right, legal or equitable, including

.B. NO.

1 terms for years and liens thereon by way of judgments,
2 mortgages, or otherwise.

3 (10) "TOD" means transit-oriented development.

4 (11) "TOD zone" means the parcels of land within a one-half
5 mile radius around a proposed or existing fixed
6 transit station as determined by the authority, taking
7 into account proximity, walkability, adopted county
8 plans, and other relevant factors; provided that TOD
9 zones shall not be established in lands administered
10 by the Hawaii public housing authority, lands
11 administered by the stadium authority, or any
12 community development districts established under
13 section 206E-5."

14 SECTION 3. Section 206E-3, Hawaii Revised Statutes, is
15 amended by amending subsection (b) to read as follows:

16 "(b) The authority shall consist of the director of
17 finance or the director's designee; the director of
18 transportation or the director's designee; a cultural
19 specialist; an at-large member; an at-large member nominated by
20 the senate president; an at-large member nominated by the
21 speaker of the house; three representatives of the Heeia
22 community development district, comprising two residents of that

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1 district or the Koolaupoko district, which consists of sections
2 1 through 9 of zone 4 of the first tax map key division, and one
3 owner of a small business or one officer or director of a
4 nonprofit organization in the Heeia community development
5 district or Koolaupoko district, nominated by the county council
6 of the county in which the Heeia community development district
7 is located; three representatives of the Kalaeloa community
8 development district, comprising two residents of the Ewa zone
9 (zone 9, sections 1 through 2) or the Waianae zone (zone 8,
10 sections 1 through 9) of the first tax map key division, and one
11 owner of a small business or one officer or director of a
12 nonprofit organization in the Ewa or Waianae zone, nominated by
13 the county council of the county in which the Kalaeloa community
14 development district is located; three representatives of the
15 Kakaako community development district, comprising two residents
16 of the district and one owner of a small business or one officer
17 or director of a nonprofit organization in the district,
18 nominated by the county council of the county in which the
19 Kakaako community development district is located; the director
20 of planning and permitting of each county in which a community
21 development district is located or the director's designee, who
22 shall serve in an ex officio, nonvoting capacity; and the

.B. NO.

1 chairperson of the Hawaiian homes commission or the
2 chairperson's designee, who shall serve in an ex officio,
3 nonvoting capacity.

4 All members except the director of finance, director of
5 transportation, county directors of planning and permitting, and
6 chairperson of the Hawaiian homes commission or their designees
7 shall be appointed by the governor pursuant to section 26-
8 34. The two at-large members nominated by the senate president
9 and speaker of the house and the nine representatives of the
10 respective community development districts shall each be
11 appointed by the governor from a list of three nominees
12 submitted for each position by the nominating authority
13 specified in this subsection.

14 The authority shall be organized and shall exercise
15 jurisdiction as follows:

16 (1) For matters affecting the Heeia community development
17 district, the following members shall be considered in
18 determining quorum and majority and shall be eligible
19 to vote:

20 (A) The director of finance or the director's
21 designee;

.B. NO.

1 (B) The director of transportation or the director's
2 designee;

3 (C) The cultural specialist;

4 (D) The three at-large members; and

5 (E) The three representatives of the Heeia community
6 development district;

7 provided that the director of planning and permitting
8 of the relevant county or the director's designee
9 shall participate in these matters as an ex officio,
10 nonvoting member and shall not be considered in
11 determining quorum and majority;

12 (2) For matters affecting the Kalaeloa community
13 development district, the following members shall be
14 considered in determining quorum and majority and
15 shall be eligible to vote:

16 (A) The director of finance or the director's
17 designee;

18 (B) The director of transportation or the director's
19 designee;

20 (C) The cultural specialist;

21 (D) The three at-large members; and

____.B. NO.____

1 (E) The three representatives of the Kalaeloa
2 community development district;
3 provided that the director of planning and permitting
4 of the relevant county and the chairperson of the
5 Hawaiian homes commission, or their respective
6 designees, shall participate in these matters as ex
7 officio, nonvoting members and shall not be considered
8 in determining quorum and majority;

9 (3) For matters affecting the Kakaako community
10 development district, the following members shall be
11 considered in determining quorum and majority and
12 shall be eligible to vote:

13 (A) The director of finance or the director's
14 designee;

15 (B) The director of transportation or the director's
16 designee;

17 (C) The cultural specialist;

18 (D) The three at-large members; and

19 (E) The three representatives of the Kakaako community
20 development district;
21 provided that the director of planning and permitting
22 of the relevant county or the director's designee

.B. NO.

1 shall participate in these matters as an ex officio,
2 nonvoting member and shall not be considered in
3 determining quorum and majority.

4 (4) For matters affecting TOD zones, including the
5 creation of TOD zones, the following members shall be
6 considered in determining quorum and majority and
7 shall be eligible to vote:

8 (A) The director of finance or the director's
9 designee;

10 (B) The director of transportation or the director's
11 designee;

12 (C) The director of the office of planning or the
13 director's designee;

14 (D) The cultural specialist; and

15 (E) The three at-large members;

16 provided that the director of planning and permitting
17 of the relevant county or the director's designee
18 shall participate in these matters as an ex officio,
19 nonvoting member and shall not be considered in
20 determining quorum and majority.

21 In the event of a vacancy, a member shall be appointed to
22 fill the vacancy in the same manner as the original appointment

.B. NO.

1 within thirty days of the vacancy or within ten days of the
2 senate's rejection of a previous appointment, as applicable.

3 The terms of the director of finance, director of
4 transportation, director of the office of planning, county
5 directors of planning and permitting, and chairperson of the
6 Hawaiian homes commission or their respective designees shall
7 run concurrently with each official's term of office. The terms
8 of the appointed voting members shall be for four years,
9 commencing on July 1 and expiring on June 30; provided that the
10 initial terms of all voting members initially appointed pursuant
11 to Act 61, Session Laws of Hawaii 2014, shall commence on March
12 1, 2015. The governor shall provide for staggered terms of the
13 initially appointed voting members so that the initial terms of
14 four members selected by lot shall be for two years, the initial
15 terms of four members selected by lot shall be for three years,
16 and the initial terms of the remaining five members shall be for
17 four years.

18 The governor may remove or suspend for cause any member
19 after due notice and public hearing.

20 Notwithstanding section 92-15, a majority of all eligible
21 voting members as specified in this subsection shall constitute
22 a quorum to do business, and the concurrence of a majority of

.B. NO.

1 all eligible voting members as specified in this subsection
2 shall be necessary to make any action of the authority
3 valid. All members shall continue in office until their
4 respective successors have been appointed and qualified. Except
5 as herein provided, no member appointed under this subsection
6 shall be an officer or employee of the State or its political
7 subdivisions.

8 For purposes of this section, "small business" means a
9 business which is independently owned and which is not dominant
10 in its field of operation."

11 SECTION 4. Section 206E-6, Hawaii Revised Statutes, is
12 amended as follows:

13 1. By amending the title and subsections (a) and (b) to
14 read:

15 **"§206E-6 District-wide and TOD zone improvement [~~program~~]**

16 **programs.** (a) The authority shall develop a district-wide
17 improvement program and a TOD zone improvement program to
18 identify necessary district-wide and TOD zone public facilities
19 within a community development district[~~-~~] or TOD zone.

20 (b) Whenever the authority shall determine to undertake,
21 or cause to be undertaken, any public facility as part of the
22 district-wide or TOD zone improvement program, the cost of

.B.NO.

1 providing the public facilities shall be assessed against the
2 real property in the community development district specially
3 benefiting from such public facilities. The authority shall
4 determine the areas of the community development district or TOD
5 zone which will benefit from the public facilities to be
6 undertaken and, if less than the entire community development
7 district or TOD zone benefits, the authority may establish
8 assessment areas within the community development district[-] or
9 TOD zone. The authority may issue and sell bonds in such
10 amounts as may be authorized by the legislature to provide funds
11 to finance such public facilities. The authority shall fix the
12 assessments against real property specially benefited. All
13 assessments made pursuant to this section shall be a statutory
14 lien against each lot or parcel of land assessed from the date
15 of the notice declaring the assessment until paid and such lien
16 shall have priority over all other liens except the lien of
17 property taxes. As between liens of assessments, the earlier
18 lien shall be superior to the later lien."

19 2. By amending subsection (i) to read:

20 "(i) Notwithstanding any law to the contrary, whenever as
21 part of a district-wide or TOD zone improvement program it
22 becomes necessary to remove, relocate, replace, or reconstruct

.B.NO.

1 public utility facilities, the authority shall establish by rule
2 the allocation of cost between the authority, the affected
3 public utilities, and properties that may specially benefit from
4 such improvement, if any. In determining the allocation of
5 cost, the authority shall consider the cost allocation policies
6 for improvement districts established by the county in which the
7 removal, relocation, replacement, or reconstruction is to take
8 place."

9 SECTION 5. The executive director of the Hawaii community
10 development authority shall conduct a study examining the
11 current infrastructure of a TOD district as designated by the
12 authority and the requirements necessary to upgrade the
13 infrastructure to facility future TOD development. The study
14 shall include recommendations and a general implementation plan
15 for improving the infrastructure in the TOD district.

16 SECTION 6. The executive director of the Hawaii community
17 development authority shall submit a report of findings and
18 recommendations of the infrastructure study, including any
19 proposed legislation, to the legislature no later than twenty
20 days prior to the convening of the regular session of 2019.

21 SECTION 5. There is appropriated out of the general
22 revenues of the State of Hawaii the sum of \$300,000 or so much

.B. NO.

1 thereof as may be necessary for fiscal year 2018-2019 to conduct
2 the infrastructure study, including the retention of necessary
3 and appropriate consultants and professionals.

4 The sums appropriated shall be expended by the Hawaii
5 community development authority for the purposes of this act.

6 SECTION 5. There is appropriated out of the general
7 revenues of the State of Hawaii the sum of \$60,000 or so much
8 thereof as may be necessary for fiscal year 2018-2019 for the
9 hiring of one full-time equivalent (1.00 FTE) temporary position
10 in the Hawaii community development authority to maintain the
11 staff necessary to develop and manage the TOD zone improvement
12 program.

13 The sums appropriated shall be expended by the Hawaii
14 community development authority for the purposes of this Act.

15 SECTION 6. Statutory material to be repealed is bracketed
16 and stricken. New statutory material is underscored.

17 SECTION 7. This Act shall take effect on July 1, 2018.

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INTRODUCED BY: _____

BY REQUEST

____.B. NO.____

Report Title:

Transit-Oriented Development; Hawaii Community Development Authority; Appropriation (\$)

Description:

Requires the Hawaii Community Development Authority to develop a transit-oriented development (TOD) zone improvement program to foster community development by strategically investing in public facilities. Appropriates funds to HCDA for staff necessary to develop and manage the TOD zone improvement project.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

JUSTIFICATION SHEET

Revised:
1st DRAFT DATE: August 25, 2017

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: A BILL FOR AN ACT RELATING TO COMMUNITY DEVELOPMENT

PURPOSE: Require the Hawaii Community Development Authority to develop a transit-oriented development (TOD) zone improvement program to foster community development by strategically investing in public facilities.

MEANS: Amend sections 206E-2, 206E-3, and 206E-6, Hawaii Revised Statutes (HRS).

JUSTIFICATION: The construction and installation of certain public facilities is necessary and desirable to facilitate the renewal and redevelopment of areas proximate to proposed fixed rail transit stations. TOD is a powerful tool that can ultimately deliver a wide range of social, environmental, and economic benefits. TOD promotes development patterns that support quality of life, preserve the natural environment, provide a range of housing choices for residents, and encourage walking, biking, and mass transit. The State plays an important role in overcoming barriers to TOD, including encouraging needed improvements in regional public facilities such as roads, sewers, and drainage systems.

Impact on the public: Will create conditions favorable to redevelopment near a rail stations leading to more housing, commercial, 0 retail and industrial uses near rail stations.

Impact on the department and other agencies: Will provide necessary tools to other

departments and the city and county to promote transit-oriented development.

GENERAL FUND: \$300,000 for a study; \$60,000 for one (1.0) FTE

OTHER FUNDS: none

PPBS PROGRAM DESIGNATION: BED-150

OTHER AFFECTED AGENCIES: Office of Planning, DLNR, DOT, DOE, City and County of Honolulu

EFFECTIVE DATE: July 1, 2018

JUSTIFICATION SHEET

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE
CONVEYANCE OF CERTAIN HAWAII COMMUNITY
DEVELOPMENT AUTHORITY LANDS TO THE CITY AND
COUNTY OF HONOLULU.

PURPOSE: To seek the approval of the Legislature by
concurrent resolution of the conveyance of
Hawaii Community Development Authority
(HCDA) roadway parcels to the City and
County of Honolulu.

MEANS: Concurrent resolution pursuant to section
171-64.7, Hawaii Revised Statutes.

JUSTIFICATION: The HCDA is seeking legislative approval to
convey the fee title of certain Kakaako
roadway parcels, which comprise portions of
several roads, to the City and County of
Honolulu.

The conveyance of these roadway parcels
would confirm the roads to be under the
single jurisdiction of the City and County
of Honolulu, thereby ensuring proper
operation, regulation and maintenance of the
roads.

The total fair market value of the HCDA
roadway parcels was determined to be \$27,500
as of September 12, 2016, by HCDA's
appraiser, Leshar Chee Stauldbauer.

The HCDA requested the assistance of the
Department of Land and Natural Resources
(DLNR) to determine whether the roadway
parcels were classed as government or crown
lands previous to August 15, 1895, or were
acquired in exchange for such lands. The
DLNR determined some parcels were classed as
government or grow lands previous to
August 15, 1895, but are not classed as
ceded.

The DLNR also determined that none of the HCDA roadway parcels were acquired by the state in exchange for such lands. The DLNR further determined that the HCDA roadway parcels are not ceded and are not subject to the public trust as provided in section 5(f) of the Admission Act of March 18, 1959.

A copy of the Concurrent Resolution was submitted on July 20, 2016 to the office of Hawaiian affairs.

The HCDA conducted a public meeting on the proposed sale on November 3, 2016, at the HCDA's office, located at 547 Queen Street, Honolulu, Hawaii. HCDA did not receive any objections to the proposed conveyance at that time.

Impact on the public: Minimal.

Impact on the department and other agencies:
Minimal.

GENERAL FUND: None.

OTHER FUNDS: None.

PPBS PROGRAM
DESIGNATION: BED 150.

OTHER AFFECTED
AGENCIES: Office of Hawaiian Affairs, and City and
County of Honolulu.

EFFECTIVE DATE: Upon adoption.