

FOR INFORMATION AND DISCUSSION

I. SUBJECT

Update by the Hawaii Community Development Authority Staff on its Legislative Proposal to (i) Amend and Streamline Hawaii Revised Statutes, Section 206E, Part X, *Transit-Oriented Development Infrastructure Improvement District*, by Making Section 206E, Part X, a Program Within the Agency, and (ii) Amend Hawaii Revised Statutes, Section 206E-1, *Findings and Purposes*, to Make the Purposes and Findings Consistent with the Agency's Current Responsibilities.

II. BACKGROUND

HCDA Transit-Oriented Development Infrastructure Improvement District Amendment for Efficiency and Ease of Administration.

Act 184, Session Laws of Hawaii 2022, established the Transit-Oriented Development Infrastructure Improvement District, under the HCDA, to foster community development by strategically investing in infrastructure improvements (HRS, Section 206E, Part X). It also established the Transit-Oriented Development Infrastructure Improvement District Special Fund, and a Transit-Oriented Development District board for each county.

Act 184 allows the HCDA to contract for the planning, development, and construction of infrastructure improvements within each county-designated TOD zone, or within one-half (1/2) mile radius of a proposed or existing transit station.

The Hawaii Interagency Council for Transit-Oriented Development ("TOD Council"), established by Act 130 (SLH 2016), has identified projects as part of the strategic plan for TOD (2018 Revised, Strategic Plan for TOD) on the Island of Oahu.

The TOD Council suggested priority TOD development projects to the Legislature, and Act 164, Session Laws of Hawaii 2023, appropriated significant funding to HCDA for transit-oriented development projects, specifically for Iwilei-Kapalama, University of Hawaii West Oahu Infrastructure, and East Kapolei Infrastructure Master Plan and Programmatic EIS.

The Transit-Oriented Development District board for each county adds four boards to the existing Authority boards.

Housekeeping Measure to Make the Purposes and Findings Consistent with the Agency’s Current Responsibilities.

Since the Agency was established by the Hawaii State Legislature in 1976, the responsibilities of the Agency have evolved, but Section 206E-1, *Hawaii Revised Statutes*, Findings and Purposes, have not. As part of HCDA’s strategic plan, the board recognized that staff’s expertise and experience in planning, development, and infrastructure development can help projects that improve communities statewide.

With the State’s growing demand for affordable housing development and infrastructure improvements to support these developments, the role of HCDA as a development leader with its development and infrastructure improvement expertise has never been more vital.

- 2022 HCDA Strategic Plan

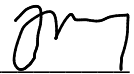
A legislative proposal has been drafted with the aforementioned amendments to Section 206E, HRS and is being routed and reviewed.

III. DISCUSSION

Since the Legislature's establishment of the Authority in 1976, the responsibilities of the Authority have evolved to include other community development districts, and responsibilities to develop infrastructure that support transit-oriented development statewide and assisting other public and private sector entities with projects that improve communities statewide. Given that evolution and as a housekeeping measure, Section 206E-1 HRS, Findings and Purposes, should be revised to match up with the current responsibilities and roles of the Authority.

Act 184 (2022) established a Transit-Oriented Development Infrastructure Improvement District, for each county and a board, under the Authority. This bill would amend the Transit-Oriented Development Infrastructure Improvement District into a Transit-Oriented Development Infrastructure Improvement Program, for efficiency, eliminating the four-county board structure. The four-county board structure is not necessary as projects are identified and supported by the TOD Interagency Council, which has Statewide representatives from the public and private sectors. Matters requiring board action will be taken to the General Authority board. A legislative proposal has been drafted proposing the subject amendments and is being reviewed.

Prepared By: Francine K. Murray, Community Outreach Officer



Reviewed By: Craig K. Nakamoto, Executive Director

