Outline

• 2012 OP-Smart Growth America TOD Workshops
• 2015 State TOD Task Force
• State Lands and Projects with TOD Potential
• 2016 TOD-related Legislation: Acts 130, 131, 132, 127
2012 OP-Smart Growth America TOD Workshops

Four recommendations:

Issue an executive policy identifying TOD as a priority for implementing smart growth

Identify a lead agency within state government to advance TOD

Prioritize state-owned properties and assets within areas served by transit

Target resources to support TOD and smart growth
State Lands within a Half Mile of Rail Stations
2015 State TOD Task Force

- Convened by Sen. Chun Oakland and other legislators
- Included State agencies with lands and jurisdiction in TOD areas:
  - OP
  - DAGS
  - DOA
  - DOE
  - DHHL
  - DLNR
  - PSD
  - HHFDC
  - DOT
  - HCDA
  - HPHA
  - UH
  - HCC
  - LCC
  - UHWO
  - Stadium Authority
- Monthly meetings (January 2015 – May 2016) to coordinate agency TOD activities
• Promote planning and coordination at the station level
• Subcommittee meetings (Chairs in parentheses):

- **Halawa Makai**
  (Stadium Authority)
- **Waipahu Transit Station**
  (HHFDC)
- **East Kapolei**
  (Rep. Sharon Har)
- **Keehi Lagoon-Middle Street**
  (DLNR)
- **Kalihi & Iwilei**
  (HPHA)
• Agencies identified and prioritized State projects for TOD planning and development

• Criteria used to prioritize **High**, **Medium**, and **Low** projects within ½ mile of rail or influenced by higher density development (e.g. schools):
Example State TOD Projects Identified as High Priority

- UH West Oahu University Village
- Aloha Stadium Redevelopment
- Mayor Wright Homes Redevelopment
State Lands and Projects with TOD Potential

• Development of inventory to:
  • assess TOD potential of State lands
  • identify and coordinate State TOD projects

• Inventory to contain the following parcel and project information:

...and more
Act 130, SLH 2016

Senate Bill 3077, S.D. 1, H.D. 1, C.D. 1
Relating to Statewide Community Planning

- Establishes the Hawaii Interagency Council for Transit-Oriented Development, to coordinate planning for TOD, including mixed-use and affordable and rental housing projects, on state lands in each county

- Designates OP as lead state agency to advance smart growth and TOD within the state

Act 130, SLH 2016 (cont.)

Hawaii Interagency Council for Transit-Oriented Development:

- Primary responsibilities:
  - State strategic plan for TOD, including mixed-use and affordable and rental housing projects
  - Facilitate funding for TOD programs and projects
  - Monitor TOD implementation
  - Recommend needed policy and statutory changes
  - Review Capital Improvement Project requests for TOD on state lands

- On Neighbor Islands, smart growth and TOD principles to provide State facilities and services to encourage quality growth and vibrant mixed-use neighborhoods
Act 131, SLH 2016

House Bill 2293, H.D. 1, S.D. 1  
Relating to the Hawaii Housing Finance and Development Corporation

- Broadens HHFDC’s ability to develop mixed-use developments with housing, jobs, retail, and government services
- Facilitates interagency partnerships with state and county agencies for housing and mixed-use developments on state and county lands

House Bill 2305, H.D. 1, S.D. 1, C.D. 1
Relating to the Dwelling Unit Revolving Fund

- Authorizes the creation of Regional State Infrastructure Improvement Subaccounts within the Dwelling Unit Revolving Fund
- Authorizes the use of the Dwelling Unit Revolving Fund to provide loans and grants to finance regional state infrastructure improvements that will support development in areas of planned growth
- Allows repayment from assessments or fees which capture property value increases (IDs or TIF)


Source: http://www.pxd.com/operations/water-management/operations
Senate Bill 2561, S.D. 2, H.D. 1, C.D. 1
Relating to Rental Housing

• Establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units statewide ready for occupancy between January 1, 2017 and December 31, 2026

• Establishes a Special Action Team on rental housing to make recommendations to the Governor and Legislature to achieve the goal
Mahalo!

For more information, please visit OP’s State Transit-Oriented Development website at:

http://planning.hawaii.gov/lud/state-tod/