

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Ikaika Anderson, Chair; Breene Harimoto, Vice-Chair;
Ann H. Kobayashi, Ron Menor, Kymberly Marcos Pine

Committee Meeting Held
November 21, 2013

Honorable Ernest Y. Martin
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Resolution 13-274 entitled:

"RESOLUTION URGING THE CITY ADMINISTRATION TO DEVELOP AN AFFORDABLE HOUSING POLICY FOR THE CITY'S TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICTS,"

introduced on November 12, 2013, reports as follows:

The purpose of Resolution 13-274 is to urge the Administration to develop a TOD affordable housing strategy for the proposed TOD special districts.

The City's affordable housing policy as expressed in Resolution 09-241, CD1, is implemented via Department of Planning and Permitting (DPP) rules and in unilateral agreements attached to and part of parcel specific zone changes. The forthcoming neighborhood TOD plans and rules may permit residential uses by right in the TOD special districts. Therefore, residential projects may not require a zone change and the policy set forth in Resolution 09-241, CD1 cannot be implemented via unilateral agreements.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON DEC 11 2013

COMMITTEE REPORT NO. 378

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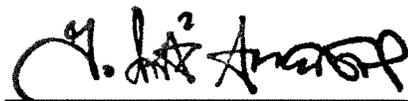
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The DPP has indicated that each of the proposed TOD special districts has varying opportunities and constraints that will affect their development. The resolution therefore proposes that the administration consider the unique opportunities of the individual TOD special districts in developing the TOD affordable housing policy.

At your Committee's meeting on November 21, 2013, representatives of the DPP spoke in support of the resolution. Representatives of three organizations—The Pacific Resource Partnership; the Land Use Research Foundation of Hawaii; and FACE—offered testimony in support of the resolution and one member of the Windward Ahupuaa Alliance offered comments.

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 13-274 and recommends its adoption. (Ayes: Anderson, Harimoto, Kobayashi, Pine – 4; Noes: None; Excused: Menor - 1.)

Respectfully submitted,



Committee Chair

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