

# Measure Tracking Report: TOD Bills Tracking

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Hawaii State Legislature



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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p><b>SB225 SD1 HD1</b></p> <p><u>HHFDC; Hawaii Interagency Council for Transit-Oriented Development; Infrastructure Improvements; Regional State Infrastructure Subaccounts</u></p> <p>RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS. Specifies that the cost of regional infrastructure improvements made by the Hawaii housing finance and development corporation may be assessed against transit-oriented development projects specially benefiting from the improvements, as determined by the corporation. Requires the Hawaii interagency council for transit-oriented development to review and make recommendations on applications for subaccount funds for infrastructure projects related to transit-oriented development. Effective 7/1/2050. (HD1)</p>		<p>(H ) <u>4/9/2021</u></p> <p>- Passed Third Reading with none voting aye with reservations; none voting no (0) and none excused (0). Transmitted to Senate.</p>	<p>DELA CRUZ, CHANG, KEITH-AGARAN, KEOHOKALOLE, KIDANI, MORIWAKI, Wakai</p>	<p>HSG/TRN, WAL, FIN</p>	
<p><b>HB1130 HD2 SD2</b></p> <p><u>Transit-oriented Development; Alternative Financing; Report; General Obligation Bonds</u></p> <p>RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Requires the Office of Planning to hire a contractor to, among other things, identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure. Requires the contractor to consult with representatives of certain government entities. Requires the Office of Planning to report its findings to the Legislature. Authorizes the issuance of general obligation bonds. Effective 7/1/2050. (SD2)</p>		<p>(S ) <u>4/9/2021</u> -</p> <p>48 Hrs. Notice 04-13-21.</p>	<p>NAKAMURA, CULLEN, GATES, HAR, HOLT, ICHIYAMA, ILAGAN, KAPELA, KITAGAWA, LOPRESTI, LOWEN, LUKE, MORIKAWA, NAKASHIMA, PERRUSO, TARNAS, TODD, WILDBERGER, YAMASHITA, Belatti, Branco, McKelvey</p>	<p>WTL, WAM</p>	<p>SB986</p>
<p><b>HB1348 HD2 SD2</b></p> <p><u>HCDA; Stadium Development District; Stadium Authority; Membership; Appropriation</u></p> <p>RELATING TO THE STADIUM DEVELOPMENT DISTRICT. Establishes the stadium development special fund in chapter 109. Provides for the abolishment of the stadium special fund. Revises the general development guidance policies for the stadium development district and clarifies the respective roles the stadium authority and Hawaii community development authority in the development of the stadium development district. Broadens the powers and duties of the stadium authority, including authorizing the stadium authority to acquire and hold title to real property. Exempts land to which the stadium authority holds title from the definition of "public lands." Authorizes the stadium authority, with approval from the governor, to delegate to other state agencies implementation of capital improvement projects, under certain conditions. Adds two members to the stadium authority. Provides that the president of the university of Hawaii shall be a voting member of the stadium</p>		<p>(S ) <u>4/9/2021</u> -</p> <p>48 Hrs. Notice 04-13-21.</p>	<p>JOHANSON</p>	<p>EET/WTL, WAM</p>	<p>SB1423</p>

authority. Amends the general bond authorization made by Act 268, Session Laws of Hawaii 2019. Makes the financial disclosures of members of the stadium authority public records. (SD2)

### **SB140 SD2 HD2**

Transit-oriented Development; HCDA  
RELATING TO COMMUNITY DEVELOPMENT.



Requires the Hawaii community development authority to develop a transit-oriented development zone improvement program. Amends the membership of the authority for matters affecting transit-oriented development zones. Authorizes the Hawaii community development authority to establish transit-oriented development zones for lands within county-designated transit-oriented development zones or within a one-half mile radius around fixed transit stations. Effective 7/1/2050. (HD2)

(S ) 4/9/2021 -  
Deferred One  
Day 04-13-21.

KANUHA, CHANG, LEE, Wakai

TRN/HSG,  
WAL, FIN

### **HB200 HD1 SD1**

State Budget

RELATING TO THE STATE BUDGET.

Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2021□2022 and 2022□2023. (SD1)



(H ) 4/9/2021

- Returned from  
Senate (Sen.  
Com. No. 624) in  
amended form  
(SD 1).

SAIKI (Introduced by request of another  
party)

WAM

SB1229

### **HCR126**

Hawaii Interagency Council for Transit—Oriented Development;  
State TOD Investments Task Force; Funding

REQUESTING THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT TO ESTABLISH A STATE TOD INVESTMENTS TASK FORCE TO PRIORITIZE NEAR-TERM INFRASTRUCTURE PROJECTS FOR FUNDING WITHIN PRIORITY TRANSIT-ORIENTED DEVELOPMENT AREAS.



(H ) 3/24/2021

- Report  
adopted; referred  
to the  
committee(s) on  
FIN with none  
voting aye with  
reservations;  
none voting no  
(0) and  
Representative(s)  
McDermott  
excused (1).

TARNAS, BRANCO, HASHIMOTO,  
NAKAMURA

TRN/HSG, FIN

HR103

### **SB468 SD1 HD1**

DOE; School Impact Fees; Exemptions; Renovation; Budget  
Process

RELATING TO SCHOOL IMPACT FEES.

Repeals the school impact fee exemptions for nonresidential development and housing subject to the transient accommodations tax when seeking development in a designated school impact district requiring county subdivision approval, county building permit, or condominium property regime approval of the project. Allows construction cost component impact fees to be used to improve or renovate existing structures for school use. Repeals the requirement that an expenditure plan for all collected impact fees be incorporated into the department of education's annual budget process. Effective 12/1/2050. (HD1)



(H ) 3/23/2021

- The  
committee(s) on  
EDN  
recommend(s)  
that the measure  
be deferred.

KEITH-AGARAN, KEOHOKALO, Kanuha,  
Kidani

HSG, EDN, FIN

HB367

### **SB7 SD1 HD1**

HHFDC; Right of First Refusal; Development; State Lands  
RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT



(H ) 3/19/2021

- Passed Second  
Reading as

CHANG, KEOHOKALO, LEE,  
MISALUCHA, MORIWAKI, San  
Buenaventura, Taniguchi

HSG, CPC, FIN

## CORPORATION.

Authorizes the Hawaii housing finance and development corporation the right of first refusal for the development of property for all development on state lands, excluding Hawaii public housing authority, department of Hawaiian home lands, and department of land and natural resources lands and properties, that are within a one-half mile radius of a rail transit station. Triggers the right of first refusal upon a transfer of any property interest, including a leasehold interest, of state lands that are within a one-half mile radius of a rail transit station. Effective 7/1/2050. (HD1)

amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; none voting no (0) and Representative(s) Todd excused (1).

**SB226 SD1****Land Exchange; Diversified Agricultural Production; Housing**

RELATING TO LAND EXCHANGE.

Allows the governor to negotiate land exchanges to acquire lands suitable for long-term diversified agricultural production in return for state lands to be developed for affordable, workforce, and other housing. Requires legislative approval for the land exchanges. Report to the Legislature. Effective 7/1/2050. (SD1)

(H ) 3/11/2021

- Referred to AGR/HSG, WAL, JHA, FIN, referral sheet 22

DELA CRUZ, FEVELLA, KEITH-AGARAN, KIDANI, Moriwaki, Shimabukuro, Taniguchi, Wakai

AGR/HSG, WAL, JHA, FIN

**HB1147****State Budget; Capital Improvement Projects; Executive Branch**

RELATING TO THE STATE BUDGET.

Appropriates funds for capital improvement projects for fiscal biennium 2021–2023.

(S ) 3/9/2021 -  
Referred to WAM.

YAMASHITA

WAM

SB1256

**SB1423 SD2****HCDA; Stadium Development District; Stadium Authority; Membership; Appropriation**

RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

Establishes the stadium development district special fund. Provides for the sunset of the stadium special fund. Revises the general development guidance policies for the stadium development district and clarifies the respective roles of the stadium authority and Hawaii community development authority in the development of the stadium development district. Broadens the powers and duties of the stadium authority, including authorizing the stadium authority to acquire and hold title to real property. Exempts land to which the stadium authority holds title from the definition of "public lands." Authorizes the stadium authority, with approval from the governor, to delegate to other state agencies implementation of capital improvement projects, under certain conditions. Increases the representation of the stadium authority by adding 2 members to its membership. Authorizes the Hawaii community development authority to use its special facilities powers to assist in the development of projects led by other public agencies. Amends the general obligation bond authorization made by Act 268, SLH 2019. Makes the financial disclosures of members of the stadium authority public records pursuant to section 84-17(d), HRS. (SD2)

(H ) 3/4/2021

- Referred to WAL, CPC/JHA, FIN, referral sheet 19

WAKAI, DELA CRUZ

WAL, CPC/JHA, FIN

HB1348

**HB1052****Department of Transportation; Airport Hazard; Airport Zoning Act**

RELATING TO THE AIRPORT ZONING ACT.

Establishes a five-mile airport hazard area for prevention of potentially hazardous conditions that may be caused by certain land uses or actions. Requires state and

(H ) 2/17/2021

- The committee(s) on TRN recommend(s)

SAIKI (Introduced by request of another party)

TRN, JHA

SB1206

county agencies to coordinate land uses and permit approvals with the Hawaii Department of Transportation for land located in the airport hazard area.

that the measure be deferred.

**HB1070 HD1**



University of Hawaii; University Districts; Campus Development  
RELATING TO UNIVERSITY DISTRICTS.  
Provides a framework that supports consistent land use planning and development across the University of Hawaii system through designation of university districts and allows project partnerships with qualified persons. Effective 7/1/2060. (HD1)

( H ) 2/16/2021

- The committee(s) on WAL recommend(s) that the measure be deferred.

SAIKI (Introduced by request of another party)

HET, WAL, FIN SB1224

**HB1212 HD1**



Office of Public-Private Partnership; Procurement Code; Appropriation  
RELATING TO PUBLIC-PRIVATE PARTNERSHIPS.  
Establishes the office of public-private partnership and the position of state public-private partnership coordinator. Adds design-build-finance-maintain, design-build-operate-maintain, and design-build-finance-operate-maintain project delivery methods to the state procurement code and related conditions and requirements. Appropriates funds. Effective 7/1/2112. (HD1)

( H ) 2/12/2021

- Passed Second Reading as amended in HD 1 and referred to the committee(s) on CPC with none voting aye with reservations; Representative(s) Kapela, Perruso voting no (2) and Representative(s) Eli, Gates, Hashimoto excused (3).

MCKELVEY, HASHIMOTO, WILDBERGER

GVR, CPC, FIN

**SB870**



Affordable Housing; Electricity; Transit-Oriented Development  
RELATING TO AFFORDABLE HOUSING.  
Establishes that whenever the infrastructure or equipment for electric utility service is required to be installed underground for affordable housing within an area that has been designated by a county as a transit-oriented development area, it shall be the responsibility of the electric utility company to install the infrastructure or equipment.

( S ) 2/12/2021

- Report adopted; Passed Second Reading and referred to CPN/WAM.

KANUHA

HOU, CPN/WAM HB746

**HB621 HD1**



Kalihi; Oahu Community Correctional Center Site; Redevelopment; Working Group; Appropriation  
RELATING TO THE OAHU COMMUNITY CORRECTIONAL CENTER SITE.  
Establishes the Oahu community correctional center site redevelopment working group to bring together state and county agencies, private entities, and the broader Kalihi community to examine how to best utilize the Oahu community correctional center site and the surrounding area after the correctional center is relocated to a new location and identify, work through, and recommend solutions to issues relating to the redevelopment. Appropriates funds. Effective 7/1/2030. (HD1)

( H ) 2/11/2021

- Passed Second Reading as amended in HD 1 and referred to the committee(s) on JHA with Representative(s) Kapela, Perruso voting aye with reservations; none voting no (0) and Representative(s)

GANADEN, KAPELA, MCKELVEY, TAM, TARNAS, Matayoshi

CMV, JHA, FIN SB949

Ohno excused  
(1).

<b><u>SB949</u></b>	<u>Kalihi; Oahu Community Correctional Center Site; Redevelopment; Working Group</u>	(S) <u>2/9/2021</u> - The committee on PSM deferred the measure.	WAKAI	PSM, WAM	HB621
	RELATING TO THE OAHU COMMUNITY CORRECTIONAL CENTER SITE. Establishes the Oahu community correctional center site redevelopment working group to bring together state and county agencies, private entities, and the broader Kalihi community to examine how to best utilize the Oahu community correctional center site and the surrounding area after the correctional center is relocated to a new location and identify, work through, and recommend solutions to issues relating to the redevelopment.				
<b><u>SB1224</u></b>	<u>University of Hawaii</u>	(S) <u>2/9/2021</u> - The committee on WTL deferred the measure.	KOUCHI (Introduced by request of another party)	HRE/WTL, WAM	HB1070
	RELATING TO UNIVERSITY DISTRICTS. Provide a framework that supports consistent land use planning and development across the University of Hawaii System and allows project partnerships with qualified persons.				
<b><u>SB722</u></b>	<u>Procurement Code; Competitive Sealed Bidding; Competitive Sealed Proposals; Evaluation; State and County Redevelopment; Housing</u>	(S) <u>2/4/2021</u> - Re-Referred to HOU/WTL, JDC.	CHANG, KEOHOKALOLE	HOU/WTL, JDC	
	RELATING TO PROCUREMENT. Requires that in evaluating and determining the award for redevelopment of state or county lands through competitive sealed bidding or competitive sealed proposals, the number of housing units proposed shall constitute forty per cent of the evaluation score regardless of whether the development of housing is proposed. Applies to the urban areas of state or county land located within a one-half mile radius of a mass transit station.				
<b><u>SB734</u></b>	<u>Housing Density; State Land; Counties; Mass Transit</u>	(S) <u>2/4/2021</u> - Re-Referred to WTL/HOU, JDC.	CHANG, MISALUCHA, SAN BUENAVENTURA, Gabbard, Keohokalole, Kidani, Shimabukuro	WTL/HOU, JDC	
	RELATING TO HOUSING DENSITY. Prohibits each county from adopting ordinances that restrict housing density on state lands that are within 0.5 miles of an elevated mass transit station.				
<b><u>SB1206</u></b>	<u>Department of Transportation; Airport Hazard; Airport Zoning Act</u>	(S) <u>1/29/2021</u> - Referred to TRS/WTL/PSM, JDC.	KOUCHI (Introduced by request of another party)	TRS/WTL/PSM, JDC	HB1052
	RELATING TO THE AIRPORT ZONING ACT. Establishes a five-mile airport hazard area for prevention of potentially hazardous conditions that may be caused by certain land uses or actions. Requires state and county agencies to coordinate land uses and permit approvals with the Hawaii Department of Transportation for land located in the airport hazard area.				
<b><u>SB986</u></b>	<u>Transit-oriented Development; Alternative Financing; Report;</u>	(S) <u>1/29/2021</u> - Referred to WTL/EET, WAM.	KOUCHI (Introduced by request of another party)	WTL/EET, WAM	HB1130
					

Appropriation

## RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Requires the office of planning to hire a contractor to, among other things, identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure. Requires the contractor to consult with representatives of certain government entities. Requires the office of planning to report its findings to the legislature. Appropriates funds.

**SB1003**Office of Planning; Development or Redevelopment Plans;Affordable Housing

## RELATING TO HOUSING.

Requires inclusion of an unspecified minimum percentage of affordable housing units in state agencies' development and redevelopment plans along the rail transit corridor. Allows the Office of Planning to make exceptions to the affordable housing requirement. Effective 7/1/2021.

(S) 1/29/2021

- Referred to  
WTL/HOU, WAM.

MISALUCHA, CHANG, KEITH-AGARAN,  
LEE, WAKAI, Gabbard, Nishihara,  
Shimabukuro

WTL/HOU,  
WAM

**SB731**Hawaii Interagency Council for Transit-oriented Development;Membership

## RELATING TO THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT.

Amends the membership of the Hawaii Interagency Council for Transit-oriented Development to include the House of Representatives chairs of the committee on housing and committee on transportation and the Senate chairs of the committee on housing and committee on transportation.

(S) 1/27/2021

- Referred to  
GVO/TRS/HOU,  
WAM.

CHANG, GABBARD, KEOHOKALOLE,  
Baker, Kidani, Misalucha, San  
Buenaventura, Shimabukuro

GVO/TRS/HOU,  
WAM

**SB737**Aloha Stadium; Affordable Housing; Development

## RELATING TO AFFORDABLE HOUSING.

Requires at least one hundred thousand housing units be developed near the rail station nearest to the aloha stadium. Requires a minimum of eighty per cent of those housing units to be priced as affordable.

(S) 1/27/2021

- Referred to  
EET/HOU, WAM.

CHANG, MISALUCHA, RHOADS,  
Shimabukuro

EET/HOU,  
WAM

**HB367**School Impact Fees; Exemptions

## RELATING TO SCHOOL IMPACT FEES.

Repeals the school impact fee exemptions for nonresidential development and housing subject to the transient accommodations tax when seeking development in a designated school impact district requiring county subdivision approval, county building permit, or condominium property regime approval of the project.

(H) 1/27/2021

- Referred to  
HSG, EDN, FIN,  
referral sheet 1

SAIKI

HSG, EDN, FIN SB468

**HB746**Affordable Housing; Electricity; Transit-Oriented Development

## RELATING TO AFFORDABLE HOUSING.

Establishes that whenever the infrastructure or equipment for electric utility service is required to be installed underground for affordable housing within an area that has been designated by a county as a transit-oriented development area, it shall be the responsibility of the electric utility company to install the infrastructure or equipment.

(H) 1/27/2021

- Referred to  
HSG, CPC, FIN,  
referral sheet 1

HAR, GATES, HOLT, OKIMOTO,  
WILDBERGER

HSG, CPC, FIN SB870



**SB41****Discretionary Permit; High-density Housing; Transit-oriented Development; Affordable Housing Development**

RELATING TO HOUSING.

Requires state or county agencies to issue discretionary permits for housing development projects that meet certain requirements within sixty days of receipt of a permit application deemed to be complete by the receiving state or county agency.

(S ) 1/22/2021

- Referred to PSM/WTL, JDC.

CHANG, KEOHOKALOLE, LEE, SAN BUENAVENTURA

PSM/WTL, JDC

**SB3****Housing; High Density Housing; Rail Transit System**

RELATING TO HOUSING.

Promotes the construction of high density housing within a one-half mile radius of a rail station along a rail transit system.

(S ) 1/22/2021

- Referred to EET/TRS, WAM.

CHANG, KEITH-AGARAN, KEOHOKALOLE, LEE, MISALUCHA, SAN BUENAVENTURA, Gabbard

EET/TRS, WAM