




# Measure Tracking Report: 2022 TOD Council Bills

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Hawaii State Legislature


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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p><b><a href="#">SB2193 SD1</a></b>  <a href="#">Office of Planning and Sustainable Development; Transit-Oriented Development; Development or Redevelopment Plans; Affordable Housing</a>            RELATING TO HOUSING.</p> <p> Requires state agencies to consult with the Office of Planning and Sustainable Development and Hawaii Housing Finance and Development corporation on the formulation of development plans and requires that agencies formulate plans ensuring that fifty per cent of housing units in state agencies' development and redevelopment plans along the rail transit corridor be reserved for residents meeting certain requirements. Allows the Office of Planning and Sustainable Development to make exceptions to the affordable housing requirement. (SD1)</p>		(S ) <a href="#">2/17/2022</a> - Reported from HOU/TRS (Stand. Com. Rep. No. 2477) with recommendation of passage on Second Reading, as amended (SD 1) and referral to WAM.	MISALUCHA, CHANG, Wakai	HOU/TRS, WAM	
<p><b><a href="#">HB1552 HD1</a></b>  <a href="#">Stadium Authority; Membership</a>            RELATING TO THE STADIUM DEVELOPMENT DISTRICT.</p> <p> Clarifies the composition of the stadium authority as added by Act 146, Session Laws of Hawaii 2021. Effective 7/1/2050. (HD1)</p>		(H ) <a href="#">2/16/2022</a> - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Tokioka excused (1).	JOHANSON, ICHIYAMA	WAL, FIN	
<p><b><a href="#">HB2085</a></b>  <a href="#">Tax Increment Bonds; Constitutional Amendment</a>            PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII CONSTITUTION TO EXPRESSLY PROVIDE THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTIES TO ISSUE TAX INCREMENT BONDS AND TO EXCLUDE TAX INCREMENT BONDS FROM DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.</p> <p> Proposes amendments to the Constitution of the State of Hawaii to expressly provide that the legislature may authorize political subdivisions, such as counties, to issue tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions.</p>		(H ) <a href="#">2/16/2022</a> - The committees on JHA recommend that the measure be PASSED, UNAMENDED. The votes were as follows: 9 Ayes: Representative(s) Nakashima, Matayoshi, Ichiyama, D. Kobayashi, LoPresti, McKelvey, Nakamura, Takumi; Ayes with reservations: Representative(s) Ward; Noes: none; and 2 Excused: Representative(s) Lowen, Tokioka.	SAIKI (Introduced by request of another party)	JHA, FIN	SB3053
			NAKAMURA, AQUINO, BELATTI, BRANCO,	TRN/HSG, FIN	SB2154



**HB2023 HD1**

Transit-oriented Development; Office of Planning and Sustainable Development; DBEDT; General Obligation Bonds; Appropriation

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.  
 Authorizes the issuance of general obligation bonds and appropriates funds for certain transit-oriented development projects identified in the state Strategic Plan for Transit-Oriented Development. Effective 7/1/2050. (HD1)

(H ) 2/15/2022 - Passed  
 Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) McKelvey excused (1).

ELI, GANADEN, GATES, HAR, HASHIMOTO, HOLT, ICHIYAMA, ILAGAN, JOHANSON, KITAGAWA, LOPRESTI, LOWEN, MARTEN, MATAYOSHI, MCKELVEY, MIZUNO, MORIKAWA, NAKASHIMA, NISHIMOTO, PERRUSO, TAKUMI, TARNAS, TODD, WARD

**SB2898**

Transit-Oriented Development Infrastructure Improvement District; Hawaii Community Development Authority; Department of Business, Economic Development, and Tourism; Boundaries; Board; Program; Assessment; Special Fund

RELATING TO COMMUNITY DEVELOPMENT.  
 Establishes the transit-oriented development infrastructure improvement district under the Hawaii community development authority. Establishes districts to comprise of and include the parcels of land within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, as determined by the transit-oriented development infrastructure improvement district board. Requires the transit-oriented development infrastructure improvement district board to develop a transit-oriented development infrastructure improvement program to identify necessary infrastructure improvements within the district. Establishes the transit-oriented development infrastructure improvement special fund.

(S ) 2/10/2022 - The committee(s) on WTL recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WTL were as follows: 5 Aye(s): Senator(s) Inouye, Keith-Agaran, Misalucha, Riviere, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

KANUHA, CHANG, FEVELLA, INOUE, KEITH-AGARAN, MISALUCHA, Ihara, Kim, Wakai

HOU/WTL, WAM

**SB2232**

Important Housing Lands; Automatic Designation; Purpose

RELATING TO IMPORTANT HOUSING LANDS.  
 Establishes that all state-owned lands located within one mile of any rail mass transit station shall be designated as important housing lands to promote the development of homes priced below market rates for Hawaii residents who are owner-occupants and own no other real property. Requires state and county housing policies, tax policies, land use plans, ordinances, and rules to promote the long-term viability of important housing lands consistent with certain policies.

(S ) 2/10/2022 - The committee(s) on WTL recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WTL were as follows: 5 Aye(s): Senator(s) Inouye, Keith-Agaran, Misalucha; Aye(s) with reservations: Senator(s) Riviere, Fevella ; 0 No(es): none; and 0 Excused: none.

CHANG

HOU/WTL, WAM



**SB2506**

Hawaii Community Development Authority; Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawaii Public Housing Authority; Department of Housing

RELATING TO THE DEPARTMENT OF HOUSING.  
 Creates the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development

(S ) 2/3/2022 - The committee on GVO deferred the measure.

CHANG, MISALUCHA, Gabbard

HOU/GVO, WAM

Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority under the Department of Housing for administrative purposes.

## **SB2574**



### Affordable Housing; Aloha Stadium; Hawaii Housing Finance and Development Corporation

RELATING TO AFFORDABLE RENTAL HOUSING.

Directs the Hawaii Housing Finance and Development Corporation to develop mixed-use affordable rental housing at the Aloha Stadium site.

(S ) 1/31/2022 - Referred to HOU/EET/WTL, WAM.

CHANG, FEVELLA, KEOHOKALOPE, Baker, Riviere, Wakai

HOU/EET/WTL, WAM

## **HB1922**



### Task Force; Creation of Local Housing Market; Appropriation

RELATING TO A LOCAL HOUSING MARKET.

Establishes a temporary task force focused on providing mechanisms for creating a local housing market. Makes an appropriation.

(H ) 1/28/2022 - Referred to HSG, FIN, referral sheet 3

OKIMOTO, MATSUMOTO, MCDERMOTT, WARD

HSG, FIN

## **SB2258**



### Hawaii Housing Finance and Development Corporation; Development; Right of First Refusal

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT 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 and Department of Hawaiian Home Land lands, that are within a one-half mile radius of a rail transit station, provided there is a transfer of any property interest, including a leasehold interest, in state lands that are within a one-half mile radius of a rail transit station.

(S ) 1/28/2022 - Referred to HOU/WTL, WAM.

CHANG, MISALUCHA, RHOADS, Baker, Ihara, Inouye, Shimabukuro

HOU/WTL, WAM

## **HB2018**



### Affordable Housing; Aloha Stadium; HHFDC

RELATING TO AFFORDABLE HOUSING AT ALOHA STADIUM.

Requires the Hawaii housing finance and development corporation to develop a plan to build affordable housing at the Aloha Stadium site.

(H ) 1/28/2022 - Referred to HSG, CPC, FIN, referral sheet 3

GANADEN, HOLT, ILAGAN, KAPELA, LOPRESTI, MARTEN, PERRUSO, TAM, TOKIOKA, WILDBERGER

HSG, CPC, FIN

## **HB1600**



### State Budget

RELATING TO THE STATE BUDGET.

Adjusts and requests appropriations for fiscal biennium 2021-2023 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.

(H ) 1/26/2022 - Referred to FIN, referral sheet 1

SAIKI (Introduced by request of another party)

FIN

SB2176



## **SB3053**

### Tax Increment Bonds; Constitutional Amendment

PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII CONSTITUTION TO EXPRESSLY PROVIDE THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTIES TO ISSUE TAX INCREMENT BONDS AND TO EXCLUDE TAX INCREMENT BONDS FROM

(S ) 1/26/2022 - Referred to GVO/JDC, WAM.

KOUCHI (Introduced by request of another party)

GVO/JDC, WAM

HB2085



## DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.

Proposes amendments to the Constitution of the State of Hawaii to expressly provide that the legislature may authorize political subdivisions, such as counties, to issue tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions.

**SB2234**Infrastructure; Transit Oriented Development; Study; Appropriation

RELATING TO TRANSIT ORIENTED DEVELOPMENT DISTRICTS.

Directs the Department of Business, Economic Development, and Tourism to conduct a study of infrastructure needs in transit oriented development districts. Also directs state departments and agencies to prioritize the implementation of projects that help the State meet its affordable housing goals established in Act 127, Session Laws of Hawaii 2016. Appropriates funds.

(S) 1/26/2022 - Re-Referred to HOU/WTL/EET, WAM. CHANG

HOU/WTL/EET, WAM

**SB2505**Aloha Stadium; Affordable Housing; Development

RELATING TO AFFORDABLE HOUSING.

Requires at least one hundred thousand housing units to 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) 1/26/2022 - Re-Referred to HOU/WTL/EET, WAM. CHANG, RHOADS, Nishihara

HOU/WTL/EET, WAM

**SB2484**Housing Density; Block-level Upzoning Program; Counties; Homeowners

RELATING TO HOUSING DENSITY.

Authorizes counties to establish a block-level upzoning program to allow homeowners within a block located in an urban district to vote to increase the housing density for their respective block.

(S) 1/24/2022 - Referred to WTL/HOU/GVO, WAM. CHANG

WTL/HOU/GVO, WAM

**SB2489**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 committees on housing and transportation and the Senate chairs of the committees on housing and transportation.

(S) 1/24/2022 - Referred to HOU/WTL, JDC. CHANG

HOU/WTL, JDC

**SB2317**Housing; High-Density Development; Zoning; Rail Transit System

RELATING TO HOUSING.

Promotes development within one-half mile radius of any station along the rail transit system. Eliminates certain restrictions for developing state-owned real property located within one-half mile radius of any station along the rail transit system. Permits high-density development of state-

(S) 1/24/2022 - Referred to HOU/GVO, WAM/WTL. CHANG, MISALUCHA, RHOADS, Taniguchi

HOU/GVO, WAM/WTL

owned real property located within one-half mile radius of any station along the rail transit system.

### **SB2220**

Governor; Executive Office on Affordable Housing; Establishment; Transit-Oriented Development; Appropriation



RELATING TO AFFORDABLE HOUSING.

Establishes the Executive Office on Affordable Housing to advise the Governor and guide the planning, coordination, and execution of transit-oriented development as it pertains to affordable housing projects.

(S ) 1/24/2022 -  
Referred to HOU/GVO,  
WAM/WTL.

CHANG

HOU/GVO,  
WAM/WTL

### **SB2311**

Housing Density; State Land; Counties; Mass Transit



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.

(S ) 1/24/2022 -  
Referred to HOU/GVO,  
WAM/WTL.

CHANG, MISALUCHA, RHOADS, Kidani

HOU/GVO,  
WAM/WTL

### **SB2154**

Transit-oriented Development; Office of Planning and Sustainable Development; DBEDT; General Obligation Bonds; Appropriation



RELATING TO TRANSIENT-ORIENTED DEVELOPMENT.

Authorizes the issuance of general obligation bonds and appropriates funds for certain transit-oriented development projects identified in the State of Hawaii Strategic Plan for Transit-Oriented Development.

(S ) 1/21/2022 -  
Referred to HOU/WTL,  
WAM.

KOUCHI (Introduced by request of  
another party)

HOU/WTL,  
WAM

### **SB2176**

State Budget



RELATING TO THE STATE BUDGET.

Adjusts and requests appropriations for fiscal biennium 2021 2023 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.

(S ) 1/21/2022 -  
Referred to WAM.

KOUCHI (Introduced by request of  
another party)

WAM

HB1600