




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>HB1600 HD1 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. (HD1)</p>		(H) 3/16/2022 - Passed Third Reading with none voting aye with reservations; none voting no (0) and none excused (0). Transmitted to Senate.	SAIKI (Introduced by request of another party)	FIN	SB2176
<p>SB2898 SD2 Transit-Oriented Development Infrastructure Improvement District; HCDA; 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 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 district program to identify necessary infrastructure improvements within the district. Establishes the transit-oriented development infrastructure improvement district special fund. (SD2)</p>		(H) 3/15/2022 - Bill scheduled to be heard by HSG on Thursday, 03-17-22 9:00AM in House conference room 423 Via Videoconference.	KANUHA, CHANG, FEVELLA, INOUYE, KEITH-AGARAN, MISALUCHA, Ihara, Kim, Wakai	HSG, TRN, FIN	
<p>HB2085 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 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.</p>		(S) 3/14/2022 - The committee(s) on GVO/JDC has scheduled a public hearing on 03-17-22 3:00PM; Conference Room 016 & Videoconference.	SAIKI (Introduced by request of another party)	GVO/JDC, WAM	SB3053

NAKAMURA, AQUINO, BELATTI, BRANCO, HOU/WTL,

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)

(S) 3/14/2022 -
The committee(s) on HOU/WTL has scheduled a public hearing on 03-17-22 1:00PM; Conference Room 225 & Videoconference.

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

WAM

**HB1552 HD1****Stadium Authority; Membership**

RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

Clarifies the composition of the stadium authority as added by Act 146, Session Laws of Hawaii 2021. Effective 7/1/2050. (HD1)

(S) 3/14/2022 -
The committee(s) on EET recommend(s) that the measure be PASSED, UNAMENDED. The votes in EET were as follows: 5 Aye(s): Senator(s) Wakai, Misalucha, Lee, Riviere, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

JOHANSON, ICHIYAMA

EET, WAM

SB2232 SD1**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, excluding lands under the jurisdiction of the Department of Hawaiian Home Lands, shall be designated as important housing lands to promote the development of homes priced below market rates for Hawaii residents who are owner-occupants or occupants of rental units 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. (SD1)

(S) 2/18/2022 -
Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG

HOU/WTL, WAM

SB2193 SD1**Office of Planning and Sustainable Development; Transit-Oriented Development; Development or Redevelopment Plans; Affordable Housing**

RELATING TO HOUSING.

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)

(S) 2/17/2022 -
Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

MISALUCHA, CHANG, Wakai

HOU/TRS, WAM

**SB2506**(S) 2/3/2022 -
The committee on

CHANG, MISALUCHA, Gabbard

HOU/GVO, WAM

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

GVO deferred the measure.

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 -
Re-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 -
Re-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



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 DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.

Proposes amendments to the Constitution of the State of Hawaii to expressly

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

KOUCHI (Introduced by request of
another party)

GVO/JDC, WAM HB2085

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

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

CHANG, MISALUCHA, RHOADS, Taniguchi

HOU/GVO,
WAM/WTL



SB2220

(S) 1/24/2022 -

CHANG

HOU/GVO,
WAM/WTL

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.

Referred to
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.

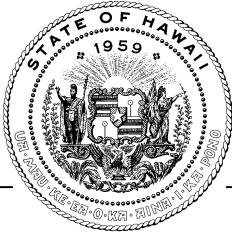
(S) 1/21/2022 -

Referred to WAM.

KOUCHI (Introduced by request of
another party)

WAM

HB1600



HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
CO-CHAIR

DENISE ISERI-MATSUBARA
CO-CHAIR

Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
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Statement of
MARY ALICE EVANS AND DENISE ISERI-MATSUBARA
Co-chairs
Hawai'i Interagency Council for Transit-Oriented Development

before the
SENATE COMMITTEES ON HOUSING AND WATER AND LAND
Thursday, March 17, 2022
1 PM
State Capitol, Conference Room 225

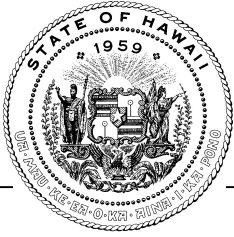
in consideration of
HB 2023, HD1
RELATING TO TRANSIT-ORIENTED DEVELOPMENT

Chairs Chang and Inouye, Vice Chairs Kanuha and Keith-Agaran, and Members of the Senate Committees on Housing and Water and Land.

The Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) **strongly supports** HB 2023, HD1. The TOD Council is comprised of 25 members representing State agencies, the counties, the State Senate and House of Representatives, the Honolulu office of the U.S. Department of Housing and Urban Development, and affordable housing, business, and development interest groups. The TOD Council is charged with coordinating and facilitating State agency TOD planning and facilitating consultation and collaboration between the State and the counties in support of State and county TOD and Smart Growth initiatives.

HB 2023, HD1 authorizes the issuance of general obligation bonds and appropriates funds for planning and coordination of transit-oriented development projects identified in the *State of Hawai'i Strategic Plan for Transit-Oriented Development*. The appropriation would provide critical funding for State and county agencies to kick start or supplement work on TOD projects. The availability of these funds allows planning for TOD projects to move forward concurrent with the many other funding priorities of individual agencies, advancing the delivery timeline for agencies' affordable housing, mixed-use development, or mobility hub projects.

Thank you for the opportunity to testify on this measure.



HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE
GOVERNOR

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Statement of
MARY ALICE EVANS AND DENISE ISERI-MATSUBARA
Co-chairs
Hawai'i Interagency Council for Transit-Oriented Development

before the
SENATE COMMITTEES ON GOVERNMENT OPERATIONS AND JUDICIARY
Thursday, March 17, 2022, 3 PM
State Capitol, Conference Room 016

in consideration of
HB 2085

**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.**

Chairs Moriwaki and Rhodes, Vice Chairs Dela Cruz and Keohokalole, and Members of the Committees on Government Operations and Judiciary.

The Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) **strongly supports** HB 2085. The TOD Council is comprised of 25 members representing state agencies, the counties, the State Senate and House of Representatives, the Honolulu office of the U.S. Department of Housing and Urban Development, and affordable housing, business, and development interest groups. The TOD Council is charged with coordinating and facilitating state agency TOD planning and facilitating consultation and collaboration between the State and the counties in support of State and county TOD and Smart Growth initiatives.

If approved by the Legislature and voters in November 2022, it would allow the counties to consider a value capture tool to finance costly infrastructure projects. These critical improvements often increase property values which can be captured for cost recovery of State costs for funding infrastructure improvements. The availability of these tools allows planning for infrastructure (e.g. sewer, water, etc.) to support affordable housing, mixed-use development, or mobility hub projects to move forward more efficiently.

Thank you for the opportunity to testify on this measure.