





Measure Tracking Report: TOD Council 04-17-24

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Hawaii State Legislature


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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p>HB1800 HD1 SD1 State Budget  RELATING TO THE STATE BUDGET. Adjusts and requests appropriations for fiscal biennium 2023-2025 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs. Effective 7/1/2024. (SD1)</p>		(H) 4/17/2024 - Conference Committee Meeting will reconvene on Thursday 04-18-24 5:00PM in conference room 309.	SAIKI (Introduced by request of another party)	WAM	SB2234
<p>HB2365 HD1 SD1 Hawaii Interagency Council for Transit-Oriented Development  RELATING TO TRANSIT-ORIENTED DEVELOPMENT PLANNING. Replaces the Director of Law Enforcement with the Director of Corrections and Rehabilitation on the Hawaii Interagency Council for Transit-Oriented Development. Takes effect 7/1/2050. (SD1)</p>		(S) 4/16/2024 - Received notice of appointment of House conferees (Hse. Com. No. 738).	SAIKI (Introduced by request of another party)	JHA, FIN	SB3054
<p>HB2361 HD1 SD1 HCDA; Interagency Assistance  RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Authorizes the Hawaii Community Development Authority to render services to and assist state and county agencies upon request. Takes effect 7/1/2050. (SD1)</p>		(H) 4/16/2024 - Received notice of Senate conferees (Sen. Com. No. 683).	SAIKI (Introduced by request of another party)	WTL, WAM/JDC	SB3050
<p>SB2133 HD1 HHFDC; Bonds; Infrastructure; Regional State Infrastructure Projects; Regional Infrastructure Subaccounts  RELATING TO HOUSING. Authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects. Exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions. Includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. Effective 7/1/3000. (HD1)</p>		(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678).	HASHIMOTO, CHANG, FEVELLA, MCKELVEY, MORIWAKI, SAN BUENAVENTURA, SHIMABUKURO, Keohokalole, Wakai	HSG, FIN	HB1761

SB1170 SD2 HD1

Counties; Affordable Housing Credits; Hawaii Housing Finance and Development Corporation; Housing Production; County Powers



RELATING TO AFFORDABLE HOUSING CREDITS.

Requires the counties to issue affordable housing credits for affordable housing units that are constructed under the various programs of the Hawaii Housing Finance and Development Corporation. Sunsets 6/30/2031. Effective 7/1/3000. (HD1)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. DELA CRUZ Com. No. 678).

HSG, FIN

SB2836 SD2 HD2

DBEDT; HHFDC; Disaster Recovery; Maui Wildfires; Permanent Housing; Interagency Council for Maui Housing Recovery; Appropriation; Expenditure Ceiling;



RELATING TO MAUI'S PERMANENT HOUSING RECOVERY.

Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Makes an appropriation. Sunsets 6/30/2034. Effective 7/1/3000. (HD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678).

HASHIMOTO, AQUINO, CHANG, ELEFANTE, KIDANI, MCKELVEY, Wakai

WAL/HSG, JHA, FIN

HB2549

SB2066 SD2 HD2

HHFDC; Housing Development; Planning Exemptions



RELATING TO HOUSING.

Establishes another means for a housing project to seek an exemption from laws and rules of the State that are developed under various programs of the Hawaii Housing Finance and Development Corporation. Effective 7/1/3000. (HD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678).

CHANG, FEVELLA, HASHIMOTO, KEOHOKALOOLE, KIDANI, San Buenaventura, Wakai

HSG, JHA

HB1765

SB2337 SD2 HD2

Housing; County Powers; Mixed-Use Developments; HHFDC; Bond Proceeds



RELATING TO HOUSING.

Expands the counties' authorization to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-use developments. Applies to bond proceeds expended by a county after 12/31/23. Effective 7/1/3000. (HD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678).

HASHIMOTO, AQUINO, CHANG, KANUHA, KIDANI, MORIWAKI, SAN BUENAVENTURA, Wakai

HSG, FIN

HB1808

**SB2948 SD2 HD1**

Residential Uses; Areas Zoned for Commercial Use; Administrative Approval; Counties; Building Codes; Adaptive Reuse; Commercial Buildings

RELATING TO HOUSING.

Beginning 1/1/2025, permits residential uses in certain areas zoned

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678).

CHANG

HSG/WAL/JHA

HB2090

for commercial use under certain circumstances. Requires, no later than 1/1/2026, each county to adopt or amend ordinances to allow for adaptive reuse of existing commercial buildings in the county's building codes. Effective 1/1/3000. (HD1)

HB1763 HD1 SD2

HHFDC; RHRF

RELATING TO HOUSING.



Amends the permitted uses of and priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the Hawaii Housing Finance and Development Corporation to prioritize the allocation of the rental housing revolving fund moneys to certain housing projects. Defines "project readiness". Requires the Hawaii Housing Finance and Development Corporation to submit a report to the Legislature on plans to revolve funds back into the Rental Housing Revolving Fund. Effective 7/1/2050. (SD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. EVSLIN

HOU, WAM

SB2045

HB2090 HD1 SD2

Residential Development; Areas Zoned for Commercial Use; Administrative Approval; Counties; Building Codes; Adaptive Reuse; Commercial Buildings



RELATING TO HOUSING.

Beginning 1/1/2025, allows residential uses in areas zoned for commercial use to be considered permitted under certain circumstances. Requires, no later than 1/1/2025, each county to adopt or amend its ordinances to allow for adaptive reuse of existing commercial buildings in the county's building codes. Takes effect 1/1/2025. (SD2)

(S) 4/12/2024 - Received notice of disagreement (Hse. Com. No. 731).

EVSLIN, AIU, AMATO, COCHRAN, GANADEN, ICHiyAMA, KAHALOA, KAPELA, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, NAKASHIMA, PERRUSO, PIERICK, SAIKI, SOUZA, TAKENOUCI, TAM, TARNAS, TODD

GVO/WTL, JDC

SB2948

SB3202 SD2 HD1

Counties; Zoning; Urban District; Subdivision; Consolidation; Resubdivision; Parcels; Residentially Zoned Lots; Impact Fees Assessment; Calculation



RELATING TO URBAN DEVELOPMENT.

Requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of certain parcels within the urban district, with certain conditions. Amends the calculation of impact fees for certain developments. Effective 1/1/3000. (HD1)

(H) 4/11/2024 - Received notice of disagreement (Sen. Com. No. 673).

CHANG

HSG/WAL/JHA

HB1630

SB1099 SD1 HD2

Surcharge on State Tax; Housing Infrastructure Costs



RELATING TO TAXATION.

Clarifies the authority of the counties to use county surcharge on state tax revenues for housing infrastructure costs for county-supported housing projects. Effective 7/1/3000. (HD2)

(H) 4/11/2024 - Received notice of disagreement (Sen. Com. No. 673).

KEITH-AGARAN, KANUHA, MCKELVEY

LGO, FIN

HB1479



HB1761 HD1 SD1

HHFDC; Bonds; Infrastructure; Regional State Infrastructure Subaccount

(S) 4/3/2024 - The committee on WAM has deleted the measure from decision making scheduled on 04-03-24

EVSLIN, AIU

HOU, WAM

SB2133

RELATING TO HOUSING.

Authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects. Exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions. Includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. Effective 7/1/3000. (SD1)

10:30AM; CR 211 & Videoconference.

HB2358 HD1 SD1

Environmental Impact Statements; Exemption; Affordable Housing

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS. Exempts from environmental impact statement requirements certain affordable housing projects. Takes effect 7/1/3000. (SD1)

(S) 3/21/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

SAIKI (Introduced by request of another party)

HOU/AEN, WAM SB3047

SB3008 SD2 HD1

Constitutional Amendment; Tax Increment Bonds; Debt Limit; Counties

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. Effective 7/1/3000. (HD1)

(H) 3/20/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with Representative(s) Garcia voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Holt, Kitagawa, Lamosao, Lowen, Nakashima excused (5).

DELA CRUZ, AQUINO, HASHIMOTO, KIDANI

JHA, FIN

HB2364 HD2

Conveyance Tax Rates and Exemptions; Multifamily Residential Properties; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations

RELATING TO THE CONVEYANCE TAX.

Amends the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Establishes a new conveyance tax rate for multifamily residential properties. Eliminates the cap on the amount of conveyance tax collections allocated to the Land Conservation Fund and Rental Housing Revolving Fund. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund for the purpose of funding infrastructure programs in transit-oriented development areas. Effective 7/1/3000. (HD2)

(S) 3/18/2024 - The committee(s) on HOU/WTL deleted the measure from the public hearing scheduled on 03-19-24 1:00PM; CR 225 & Videoconference.

SAIKI (Introduced by request of another party)

HOU/WTL, WAM

SB3053

HB2292 HD2 SD1

HHFDC; Affordable Housing; Project Management;
Positions; Expenditure Ceiling; Appropriation
RELATING TO AFFORDABLE HOUSING DEVELOPMENT.



Appropriates funds to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of project manager III positions to aid in the development of affordable housing options in the State. Declares that the general fund expenditure ceiling is exceeded. Effective 7/1/3000. (SD1)

(S) 3/15/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

MIYAKE, AIU, AMATO, CHUN, COCHRAN, EVSLIN, GARRETT, KAHALOA, KILA, LAMOSAO, POEPOE, TAKENOUCI, WOODSON

HOU, WAM

SB2833

HB1808 HD1 SD1

Housing; County Powers; Mixed-Use Developments
RELATING TO HOUSING.



Expands the counties' authorization to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-use developments. Applies to bond proceeds expended by a county after 12/31/23. Sunsets 6/30/2028. Effective 7/1/3000. (SD1)

(S) 3/15/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

YAMASHITA

HOU, WAM

SB2337

SB2018

Counties; Housing; Zoning; Less Intensive Use;
Downzone Prohibition; Exception
RELATING TO HOUSING.



Prohibits a county from changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific land use designation and zoning ordinances in effect on January 1, 2024. Allows a county to change a land use designation or zoning ordinance to a less intensive use if the county concurrently enacts measures to ensure that there is no net loss in residential capacity.

(H) 3/14/2024 - The committee(s) on HSG/WAL recommend(s) that the measure be deferred.

CHANG, HASHIMOTO, KIDANI

HSG/WAL, JHA

SB3050 SD2

HCDA; Interagency Assistance
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT
AUTHORITY.



Authorizes the Hawaii Community Development Authority to render services to and assist state and county agencies upon request. (SD2)

(H) 3/7/2024 - Referred to WAL/JHA, FIN, referral sheet 16

KOUCHI (Introduced by request of another party)

WAL/JHA, FIN

HB2361

**HB1631 HD1**

Department of Education; School Facilities Authority;
Educator Workforce Housing; Prioritization; Reporting
RELATING TO HOUSING.

Requires the School Facilities Authority to work with the Department of Education to prioritize projects for the construction of educator workforce housing that will house teachers and other staff of the Department. Requires the School Facilities Authority to include in its annual report to the Legislature its planned actions toward

(S) 3/7/2024 - Referred to EDU/HOU, WAM.

EVSLIN, AIU

EDU/HOU,
WAM

SB2283

increasing educator workforce housing. Requires the Department of Education to collaborate with certain state and county agencies to submit a preliminary report to the Legislature on the status of lands designated to be transferred to the Department of Education. Effective 7/1/3000. (HD1)

SB2011 SD2

Housing; County Zoning Districts; Multi-Family

Dwelling Units

RELATING TO HOUSING.

Allows the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards adopted by each county. Takes effect 4/14/2112. (SD2)

(H) 3/7/2024 - Referred to HSG/WAL/JHA, referral sheet 16

CHANG, AQUINO, FEVELLA, KEOHOKALOLE, KIDANI

HSG/WAL/JHA

HB1630 HD1

Counties; Zoning; Urban District; Subdivision; Residential Lots; Additional Dwelling Units; Approval; Impact Fees Assessment; Calculation

RELATING TO URBAN DEVELOPMENT.

Part II: Prohibits county zoning ordinances from not allowing two or more additional dwelling units per residential lot within an urban district. Prohibits private covenants for residential lots within a state urban land use district from including certain limitations or restrictions on residential units. Part III: Requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of certain parcels within the state urban land use district. Part IV: Amends the calculation of impact fees for certain developments. Effective 1/1/3000. (HD1)

(S) 3/7/2024 - Referred to HOU, WAM.

EVSLIN, AIU, AMATO, COCHRAN, ILAGAN, KAHALOA, KILA, LOWEN, MIYAKE, MORIKAWA, NAKASHIMA, SAIKI, SOUZA, TAM, TARNAS, WARD

HOU, WAM

SB3202

HB1988 HD1

Counties; County Housing Powers; HHFDC; Mixed-Use Development; Mixed-Income Projects

RELATING TO COUNTY HOUSING POWERS.

Expands the counties' authorization to exercise the same powers as the Hawaii housing finance and development corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments. Authorizes units in low- and moderate-income housing projects to be made available to households with higher incomes if there is an insufficient number of persons or families who meet income qualifying requirements. Applies to bond proceeds expended by a county after 12/31/23. Effective 7/1/3000. (HD1)

(S) 3/7/2024 - Referred to HOU, WAM.

AIU, EVSLIN, KILA, MIYAKE, TAKENOUCI

HOU, WAM

SB2062

SB3047 SD1

Environmental Impact Statements; Exemption; Affordable Housing

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS.

Codifies the exemption from environmental impact statements for

(S) 2/16/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

KOUCHI (Introduced by request of another party)

HOU/AEN, WAM

HB2358

affordable housing projects that meet certain criteria. Takes effect 7/1/2050. (SD1)

HB2629 HD2

DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund



RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Fund and, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Effective 7/1/3000. (HD2)

(H) 2/16/2024 - Report adopted. referred to the committee(s) on FIN as amended in HD 2 with none voting aye with reservations; Representative(s) Garcia, Pierick, Ward voting no (3) and Representative(s) Aiu, Garrett, Perruso, Takayama, Todd excused (5).

BELATTI, AMATO, HUSSEY-BURDICK, ILAGAN, MARTEN, MARTINEZ, PERRUSO, Tam HLT, HSG, FIN SB3005

SB3054 SD1

Hawaii Interagency Council for Transit-Oriented Development; Membership



RELATING TO TRANSIT-ORIENTED DEVELOPMENT PLANNING. Amends the membership of the Hawaii Interagency Council for Transit-Oriented Development to replace the Director of Law Enforcement with the Director of Corrections and Rehabilitation. Takes effect 7/1/2050. (SD1)

(S) 2/14/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

KOUCHI (Introduced by request of another party) WTL, WAM HB2365

SB2028 SD1

Department of Housing; Establishment; HCDA; HHFDC; OPSD; HPHA; Transfer



RELATING TO THE DEPARTMENT OF HOUSING.

Establishes 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. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority. (SD1)

(S) 2/14/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, HASHIMOTO, KEOHOKALO, Kidani, Wakai HOU/GVO, WAM



HB1762 HD1

Affordable Housing; Counties; Income Restrictions

RELATING TO HOUSING.

Prohibits a county's legislative body from approving an affordable housing project with modifications that impose stricter income requirements than the State. Effective 7/1/3000. (HD1)

(H) 2/14/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; Representative(s) Hussey-Burdick, Kapela, Perruso voting no (3) and Representative(s)

EVSLIN HSG, FIN SB2063

Matayoshi, Takayama, Todd
excused (3).

SB2344 SD1

Permanent Supportive Housing; Low-Income Housing Tax Credit; GO Bonds; HPHA; HHFDC; Appropriation
RELATING TO HOMELESSNESS.



Authorizes the issuance of general obligation bonds to the Hawaii Public Housing Authority for the development and construction of permanent supportive housing for certain vulnerable individuals. Requires the Hawaii Housing Finance and Development Corporation to consider any available federal low-income housing tax credits needed for construction of permanent supportive housing units. (SD1)

(S) 2/14/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

MORIWAKI, AQUINO, CHANG, FEVELLA, HASHIMOTO, KANUHA, KIDANI, San Buenaventura, Wakai

HOU, WAM

HB2304

SB2045 SD1

HHFDC; Housing; RHRF; Low-Income Housing Tax Program; Qualified Allocation Plan Criteria Point System; Rules
RELATING TO HOUSING.



Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the Hawaii Housing Finance and Development Corporation to: (1) prioritize the allocation of low-income housing tax credits to certain projects and (2) adopt administrative rules regarding the awarding of: (A) points when evaluating and ranking low-income housing tax credit applications and (B) Rental Housing Revolving Fund moneys to certain housing projects. (SD1)

(S) 2/13/2024 - The committee on WAM deferred the measure.

CHANG, FEVELLA, HASHIMOTO, KEOHOKALOLE, KIDANI, MORIWAKI

HOU, WAM

HB1763

SB2034 SD1

HHFDC; HPHA; Affordable Housing; General Obligation Bonds; Issuance; Appropriations
RELATING TO HOUSING.



Authorizes the issuance of general obligation bonds for the Hawaii Housing Finance and Development Corporation's and Hawaii Public Housing Authority's projects to develop housing exclusively for qualified residents. (SD1)

(S) 2/9/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, AQUINO, FEVELLA, MCKELVEY, RHOADS, RICHARDS, SAN BUENAVENTURA

HOU, WAM

HB1765

Hawaii Housing Finance and Development Corporation; Housing Development; Planning Exemptions
RELATING TO HOUSING.



Requires certain projects meeting the criteria of section 201H-38(a) (1), Hawaii Revised Statutes, to be exclusively for sale or rent to occupants who are Hawaii residents who own no other real property.

(H) 2/9/2024 - The committee(s) on HSG recommend(s) that the measure be deferred.

EVSLIN

HSG, JHA

SB2066



SB2870

Maui County; HHFDC; Potential Acquisitions; Working Group

(S) 2/9/2024 - Report adopted; Passed Second Reading and referred to WAM.

MCKELVEY

HOU, WAM

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.

Establishes a working group within the Hawaii Housing Finance and Development Corporation to identify existing mixed-use developments in Maui County that could be acquired by the Hawaii Housing Finance and Development Corporation.

SB3052

Tax Increment Bonds; County Debt Limit Statements



RELATING TO TAX INCREMENT BONDS.

Conforms county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.

(S) 2/8/2024 - Re-Referred to KOUCHI (Introduced by request of GVO, WAM/JDC. another party)

GVO, WAM/JDC HB2363

SB3053

Conveyance Tax Rates and Exemptions; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations



RELATING TO THE CONVEYANCE TAX.

Increases the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Eliminates the cap on the amount of conveyance tax collections allocated to the land conservation fund and rental housing revolving fund. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund for the purpose of funding infrastructure programs in transit-oriented development areas.

(S) 2/8/2024 - The committee on WTL deferred the measure. KOUCHI (Introduced by request of another party)

WTL/HOU, WAM HB2364

HB2549 HD1

Disaster Recovery; Maui Wildfires; Permanent Housing; DBEDT; HHFDC; Interagency Council for Maui Housing Recovery; Appropriation; Expenditure Ceiling



RELATING TO MAUI'S PERMANENT HOUSING RECOVERY.

Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Appropriates moneys. Sunsets 6/30/2034. Effective 7/1/3000. (HD1)

(H) 2/8/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on JHA with none voting aye with reservations; none voting no (0) and Representative(s) Nakashima, Nishimoto, Sayama, Ward excused (4).

EVSLIN, AMATO, BELATTI, CHUN, COCHRAN, GARRETT, ICHiyAMA, KAHALOA, KILA, KITAGAWA, KOBAYASHI, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, NAKAMURA, NISHIMOTO, PERRUSO, SAYAMA, SOUZA, TAKAYAMA, TAM, TARNAS, WARD, Ganaden

WAL/HSG, JHA, FIN SB2836



SB2064 SD1

HHFDC; Development; Right of First Refusal

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.

Grants the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all

(S) 2/7/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, FEVELLA, HASHIMOTO, Keohokalole, San Buenaventura

HOU/WTL, WAM

development on state lands, excluding the Stadium Development District and lands under the Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are 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, which shall be triggered by a proposed development or proposed transfer of fee simple or leasehold property interest. Requires state departments or agencies to provide sixty days advance written notice of any approval of a proposed development or proposed transfer of lands. (SD1)

SB2833 SD1

HHFDC; Affordable Housing; Project Manager; Position; Appropriation; Expenditure Ceiling



RELATING TO AFFORDABLE HOUSING DEVELOPMENT. Makes an appropriation to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of one full-time equivalent (1.0 FTE) project manager III position to aid in the development of affordable housing options in the State. Declares that the general fund expenditure ceiling is exceeded. (SD1)

(S) 2/6/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

HASHIMOTO, AQUINO, CHANG, DECOITE, Kidani, Wakai HOU, WAM

HB2292

SB2027 SD1

Housing Development Project; Emergency Shelters; Counties



RELATING TO HOUSING. Restricts any county from disapproving or imposing certain conditions on the development of a housing development project or emergency shelter unless the county meets certain requirements. (SD1)

(S) 2/6/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM/JDC.

CHANG, FEVELLA, HASHIMOTO, KIDANI, RICHARDS HOU, WAM/JDC

HB2214 HD1

HHFDC; Affordable Housing; Counties; Development; Housing Credits



RELATING TO HOUSING. Provides a new source of interim financing for affordable housing projects using housing programs developed under a Hawaii Housing Finance and Development Corporation housing program. Sunsets 7/1/2029. Effective 1/1/3000. (HD1)

(H) 2/2/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; none voting no (0) and Representative(s) Alcos, Gates, Kila, Nakashima excused (4).

AIU, EVSLIN, KILA, MIYAKE, TAKENOUCI HSG, WAL, FIN SB2840

SB2063 SD1

Housing; Counties; Approval of Projects; Income Requirements



RELATING TO HOUSING. Prohibits the legislative body of a county from imposing requirements for residential incomes lower than those adopted or established by the State for housing projects. (SD1)

(S) 2/2/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, AQUINO, FEVELLA, KEOHOKALOPE, SHIMABUKURO, San Buenaventura, Wakai HOU, WAM

HB1762



SB2068 SD1

Hawaii Public Housing Authority; Rehabilitation;

(S) 2/1/2024 - Report adopted; Passed Second

CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO, Moriwaki, San Buenaventura, Wakai HOU, WAM

HB2791

Housing Units; Expenditure Ceilings; Appropriation

RELATING TO HOUSING.

Makes an appropriation to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of a certain number of housing units. Declares that the general fund expenditure ceiling is exceeded. (SD1)

Reading, as amended (SD 1) and referred to WAM.

HB1692Condominiums; Commercial Property Assessed Financing; C-PACER

RELATING TO CONDOMINIUMS.

Allows condominiums to be eligible for commercial property assessed financing.

(H) 1/30/2024 - The committee(s) on CPC recommend(s) that the measure be deferred.

LOWEN, EVSLIN, NAKASHIMA, SAYAMA CPC, FIN

HB2362Tax 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.

(H) 1/26/2024 - Referred to FIN, referral sheet 3

SAIKI (Introduced by request of another party) FIN

SB3051

HB2363Tax Increment Bonds; County Debt Limit Statements

RELATING TO TAX INCREMENT BONDS.

Conforms county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.

(H) 1/26/2024 - Referred to FIN, referral sheet 3

SAIKI (Introduced by request of another party) FIN

SB3052

SB3051Tax 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.

(S) 1/26/2024 - Referred to JDC, WAM.

KOUCHI (Introduced by request of another party)

JDC, WAM

HB2362

SB3005

Hawaii Public Housing Authority; Conveyance Tax; Rates; Exemption; Allocation; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Affordable Housing; Development; Affordability Requirements

RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Fund. Amends the conveyance tax rates based on property values. Repeals the conveyance tax rates set separately for conveyances for which the purchasers are ineligible for a county homeowner's exemption on property tax. Exempts from conveyance taxes, conveyances of real property to organizations with certain affordability requirements and to certain nonprofit organizations. Allows collected conveyance taxes to be allocated to the Affordable Homeownership Revolving Fund and Homeless Services Fund and amends the allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for housing projects that are subject to a perpetual affordability requirement.

(S) 1/26/2024 - Referred to HHS/HOU/WTL, WAM.

SAN BUENAVENTURA, Wakai

HHS/HOU/WTL,
WAM

HB2629

**SB2987**

Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Teacher Recruitment and Retention; General Fund Expenditure Ceiling Exceeded

RELATING TO TEACHER HOUSING.

Establishes the Teacher Home Assistance Program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to certain teachers who are employed by the Department of Education and commit to teach at hard-to-fill schools and charter schools for no less than 5 years. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024□2025.

(S) 1/26/2024 - Referred to HOU/EDU, WAM.

DECOITE, CHANG, KIDANI, MCKELVEY,
SAN BUENAVENTURA, Wakai

HOU/EDU,
WAM

HB2514

**HB2791**

Hawaii Public Housing Authority; Rehabilitation; Housing Units; Appropriation

RELATING TO HOUSING.

Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units without regard to civil service law.

(H) 1/26/2024 - Referred to HSG, LGO, FIN, referral sheet 3

MATSUMOTO, ALCOS, PIERICK, WARD

HSG, LGO, FIN

SB2068

**SB2840**

HHFDC; Affordable Housing; Counties; Development

RELATING TO HOUSING.

Provides a new source of interim financing for affordable housing

(S) 1/24/2024 - Referred to HOU/PSM, WAM.

HASHIMOTO

HOU/PSM,
WAM

HB2214



projects using housing programs under chapter 201H, Hawaii Revised Statutes. Sunsets 7/1/2029. Effective 1/1/2025.

	<u>HB2011</u>	<u>Urban Development; Short Form</u>	(H) <u>1/24/2024</u> - Referred to HSG, referral sheet 2	EVSLIN	HSG	
		RELATING TO URBAN DEVELOPMENT. Short form bill relating to urban development.				
	<u>SB2926</u>	<u>RHRF; Affordable Housing; Affordable in Perpetuity</u>	(S) <u>1/24/2024</u> - Referred to HOU, JDC/WAM.	CHANG, HASHIMOTO, SAN BUENAVENTURA, SHIMABUKURO, Elefante, Kidani, Wakai	HOU, JDC/WAM	
		RELATING TO THE RENTAL HOUSING REVOLVING FUND. Requires that housing projects financed by funds from the Rental Housing Revolving Fund remain affordable in perpetuity, regardless of redevelopment. Allows the RHRF to be used to finance and guarantee loans for the development of rental projects that are income blind; provided that they are made available exclusively to Hawaii residents who are renter-occupants who own no other real property.				
	<u>HB1875</u>	<u>Maui County Council Package; County Transient Accommodations Tax</u>	(H) <u>1/24/2024</u> - Referred to TOU, LGO, JHA, FIN, referral sheet 1	SAIKI (Introduced by request of another party)	TOU, LGO, JHA, FIN	SB2206
		RELATING TO THE COUNTY TRANSIENT ACCOMMODATIONS TAX. Repeals the maximum tax rate of the county transient accommodations tax.				
	<u>SB2062</u>	<u>Counties; County Housing Powers; Housing and Mixed-Use Development Projects</u>	(S) <u>1/22/2024</u> - Re-Referred to HOU, WAM.	CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO	HOU, WAM	HB1988
		RELATING TO COUNTY HOUSING POWERS. Expands the housing powers of the counties to include the planning, development, construction, financing, and providing of housing projects, including low- and moderate-income housing and mixed-use developments.				
	<u>SB2283</u>	<u>Department of Education; School Facilities Authority; Educator Workforce Housing; Prioritization; Reporting</u>	(S) <u>1/19/2024</u> - Referred to EDU/HOU, WAM.	CHANG	EDU/HOU, WAM	HB1631
		RELATING TO HOUSING. Requires the school facilities authority to work with the Department of Education to prioritize projects for the construction of educator workforce housing that will house teachers and other staff of the Department. Requires the School Facilities Authority to include in its annual report to the Governor, Board of Education, and Legislature the actions the Authority will take within the next year, three years, and five years toward increasing educator workforce housing. Requires the Department of Education to collaborate with the Department of Land and Natural Resources, Maui County, Kauai County, and other appropriate state departments and agencies to submit a preliminary report to the Legislature on the status of lands				

designated to be transferred to the Department of Education pursuant to Act 307, Session Laws of Hawaii 2022.

SB2234



State Budget

RELATING TO THE STATE BUDGET.

Adjusts and requests appropriations for fiscal biennium 2023-2025 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.

(S) 1/18/2024 - Referred to WAM.

KOUCHI (Introduced by request of another party)

WAM

HB1800

SB2206



Maui County Council Package; County Transient

Accommodations Tax

RELATING TO THE COUNTY TRANSIENT ACCOMMODATIONS TAX. Repeals the maximum tax rate of the county transient accommodations tax.

(S) 1/18/2024 - Referred to EET/PSM, WAM.

KOUCHI (Introduced by request of another party)

EET/PSM, WAM

HB1875

SB2025

Housing; High-Density Development; State Planning Act; State Land; Counties; Zoning; Elevated Mass Transit System

RELATING TO HOUSING DEVELOPMENT.

Eliminates certain restrictions for developing state-owned real property located within one-half mile radius of any station along the elevated mass transit system. Permits high-density development of state-owned real property located within one-half mile radius of any station along the elevated mass transit system. 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) 1/17/2024 - Referred to HOU/PSM/WTL, JDC.

CHANG, FEVELLA, HASHIMOTO, INOUYE, KIDANI, RHOADS, San Buenaventura

HOU/PSM/WTL, JDC

SB2022



School Impact Fees; Housing; Exemption

RELATING TO SCHOOL IMPACT FEES.

Exempts certain housing developments from assessments of school impact fees.

(S) 1/17/2024 - Referred to HOU/EDU, WAM.

CHANG, HASHIMOTO, KIDANI, RICHARDS

HOU/EDU, WAM