# Measure Tracking Report: TOD Bills

**Measure**

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<th>Introducer(s)</th>
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<td><strong>HB328</strong></td>
<td>Transit-oriented Development Infrastructure Improvement Zones; Public Facilities; HCD; Dwelling Unit Revolving Fund; HHFDC; Study; Appropriation</td>
<td>(H) 1/22/2019 - Referred to TRN/HSG, WLH, FIN, referral sheet 3</td>
<td>AQUINO</td>
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<td>S91389</td>
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<td><strong>HB859</strong></td>
<td>HHFDC; TOD; East Kapolei; Net-zero; Sustainability; Community Development</td>
<td>(H) 1/28/2019 - Referred to HSG/TRN, FIN, referral sheet 6</td>
<td>CULLEN, AQUINO, ELI, HAR, YAMANE</td>
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<td><strong>HB889</strong></td>
<td>Office of Public-Private Partnership; Establishment; Procurement Code; Appropriation</td>
<td>(H) 2/8/2019 - Bill scheduled to be heard by LAB on Tuesday, 02-12-19 10:30AM in House conference room 305.</td>
<td>YAMASHITA, BELATTI, CACHOLA, CULLEN, DECOITE, HAR, HASHEM, HASHIMOTO, ICHIYAMA, JOHANSON, KITAGAWA, LUKE, MCKELVEY, MIZUNO, MORIKAWA, NAKASHIMA, NISHIMOTO, OHNO, SAIKI, SAY, TAKUMI, TODD, TOKIOKA, WILDBERGER, WOODSON, YAMANE, D. KOBAYASHI</td>
<td>LAB, FIN</td>
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[https://www.capitol.hawaii.gov/measuretrackingreport.aspx](https://www.capitol.hawaii.gov/measuretrackingreport.aspx)
HB1212
Transit-oriented Development; Community Districts; DOT; HCDA
RELEVATING TO TRANSIT-ORIENTED DEVELOPMENT.
Establishes Transit-Oriented Development Community Districts within the Hawaii Community Development Authority along certain rail stations in the Honolulu rail transit corridor, allows HCDA to enter into public-private partnerships and lease-back agreements for public infrastructure development.

HB1457
Office of Planning; Appropriation; TOD
RELEVATING TO TRANSIT-ORIENTED DEVELOPMENT.
Appropriates funds to the Office of Planning for the planning and development of the Wailuku-Kahului Transit Corridor Master Plan in the county of Maui.

HB1479
Condominium Sales; Owner-Occupants; State Investments; Transit- Oriented Development
RELEVATING TO CONDOMINIUMS.
Restricts sales of residential condominiums developed with state investment within a transit-oriented area to only owner-occupants for 60 days after the initial date of sale for the project.

SB377
UH; Land Lease; University Facilities; Appropriation
RELEVATING TO THE UNIVERSITY OF HAWAII.
Establishes a pilot project to generate revenue through the lease of University of Hawaii land for public purposes. Requires that the parcels of land be located within a county-designated transit-oriented zone, a one-half mile radius of

Measure Tracking Report

(H) 1/28/2019 - Referred to HSG/TRN, WLH, FIN, referral sheet 6
BROWER, BELATI, HASHIMOTO, JOHANSON, MATAYOSHI, MORIKAWA, NAKASHIMA, OHNO, QUINLAN, SAY, TAKUMI

(H) 2/8/2019 - The committees on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 6 Ayes; Representative(s) Brower, Matayoshi, Aquino, Cullen, Hashimoto, Woodson; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Hashem, McDermott.
HASHIMOTO, BELATTI, BROWER, CABANILLA ARAKAWA, HOLT, KITAGAWA, MATAYOSHI, MCKEVEY, QUINLAN, TARNAS, TODD, WOODSON

(H) 2/5/2019 - The committees on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 7 Ayes: Representative(s) Brower, Matayoshi, Aquino, Cullen, Hashem, Hashimoto, Woodson; Ayes with reservations: none; Noes: none; and 1 Excused: Representative(s) McDermott.
SAIKI

(S) 1/24/2019 - Referred to HRE/WTL, WAM.
DELA CRUZ, HARIMOTO, INOUE, KEITH- AGARAN, KIDANI, WAKAI, S. Chang, Kim, Shimabukuro
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<td><strong>SB1</strong></td>
<td>ALOHA Homes Program; Housing; Hawaii Housing Finance and Development Corporation; Urban Redevelopment District; Transit-oriented Development; Appropriation RELATING TO HOUSING. Establishes the ALOHA homes program under the Hawaii Housing Finance and Development Corporation to facilitate the development of low-cost homes for sale to Hawaii residents on state-owned and county-owned land near rail stations of the Honolulu rail transit system, to be known as the urban redevelopment district. Establishes guidelines within the urban redevelopment district. Establishes provisions related to the sale of leasehold interest of ALOHA homes. Exempts land set aside or leased to the Hawaii Housing Finance and Development Corporation from the definition of public lands in section 1712, HRS. Establishes the ALOHA homes revolving fund. Authorizes the Hawaii Housing Finance and Development Corporation to adopt rules pursuant to chapter 91, Hawaii Revised Statutes.</td>
<td>$ 1/31/2019 - The committee(s) on HOU/WTL recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WTL were as follows: 4 Aye(s): Senator(s) K. Kahele, Kaniuha, Keith-Agaran, Moriwaki, Nishihara, K. Rhoads, Shimabukuro, Dela Cruz, Ibara, Kidani, Taniguchi. 0 No(es): none; and 1 Excused: Senator(s) Keith-Agaran.</td>
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<td><strong>SB400</strong></td>
<td>ALOHA Homes Authority; Housing; Urban Redevelopment District; Transit-oriented Development; Appropriation RELATING TO HOUSING. Establishes the ALOHA homes authority to facilitate the development of low-cost homes for sale to Hawaii residents on state-owned and county-owned land near rail stations of the Honolulu rail transit system, to be known as the urban redevelopment district. Establishes guidelines within the urban redevelopment district. Establishes provisions related to the sale of leasehold interest of ALOHA homes. Exempts land owned by the authority from the definition of public lands in section 1712, HRS. Exempts development by the authority from school impact fees. Establishes the ALOHA homes authority special fund. Authorizes the ALOHA homes authority to adopt rules pursuant to chapter 91, Hawaii Revised Statutes.</td>
<td>$ 1/31/2019 - The committee on HOU deferred the measure.</td>
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<td><strong>SB498</strong></td>
<td>Office of Planning; Development or Redevelopment Plans; Affordable Housing RELATING TO HOUSING. Requires inclusion of 20% affordable housing units in state agencies' development and redevelopment plans along the rail transit corridor. Allows the Office of Planning, in consultation with the Hawaii Housing Finance and Development Corporation, to make exceptions to the affordable housing requirement.</td>
<td>$ 2/8/2019 - The committee(s) on HOU/WTL has scheduled a public hearing on 02-12-19 1:15PM in conference room 225.</td>
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<td><strong>SB732</strong></td>
<td>Accessory Dwelling Units; Parking Requirements; Public Transit; Exemption</td>
<td>$ 2/7/2019 - Re-Refered to TRS, WAM.</td>
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RELATING TO PARKING REQUIREMENTS.
Exempts accessory dwelling units within one-half mile of a rail transit station or bus stop from off-street parking or parking stall requirements.

**SB872**
**Transit-Oriented Development; Hawaii Community Development Authority; Appropriation**
RELATING TO COMMUNITY DEVELOPMENT.
Requires the Hawaii Community Development Authority to develop a transit-oriented development (TOD) zone improvement program to foster community development by strategically investing in public facilities. Appropriates funds to HCDA for staff necessary to develop and manage the TOD zone improvement program.

**SB1075**
**Membership; State Capitol Management Committee; Hawaii Interagency Council for Transit-Oriented Development**
RELATING TO EXECUTIVE BRANCH POSITIONS.
Amends the membership of the State Capitol Management Committee and Hawaii Interagency Council for Transit-Oriented Development by replacing the Governor’s Chief of Staff with the Administrative Director of the State.

**SB1389**
**Transit-oriented Development Infrastructure Improvement Zones; Public Facilities; HCDA; Dwelling Unit Revolving Fund; HHFDC; Study; Appropriation**
RELATING TO TRANSIT-ORIENTED DEVELOPMENT ZONES.
Authorizes the Hawaii Housing Finance and Development Corporation (HHFDC), at the request of the Hawaii Community Development Authority (HCDA), to establish and operate transit-oriented development infrastructure improvement zone subaccounts within the dwelling unit revolving fund for the benefit of infrastructure improvement projects within a transit-oriented development infrastructure improvement zone. Requires HCDA to develop a transit-oriented development infrastructure improvement zone program to foster infrastructure development by strategically investing in public facilities. Requires the executive director of HHFDC in collaboration with the executive director of HCDA and Hawaii interagency council for transit-oriented development to conduct a study examining the current infrastructure of a transit-oriented development infrastructure improvement zone and the requirements necessary to upgrade the infrastructure to facilitate future transit-oriented development. Appropriates funds to HCDA for staff necessary to develop and manage the transit-oriented development infrastructure improvement zone program.

**SB1299**
**CIP: Kea’au Waste Water Facility**
RELATING TO CAPITAL IMPROVEMENT PROJECTS.
Appropriates funds for plans of a Kea’au waste water facility in Puna.

**SB1300**
**CIP: Kea’au Waste Water Facility**
RELATING TO CAPITAL IMPROVEMENT PROJECTS.
Appropriates funds for plans of a Kea’au waste water facility in Puna.
Kea'au Village Transit Hub; County of Hawaii; Puna; Appropriation

RELATING TO THE KEA'AU VILLAGE TRANSIT HUB.

Authorizes the issuance of general obligation bonds and appropriates funds for the planning of the Kea'au Village transit hub.

SB379

Land Exchange; Diversified Agricultural Production

RELATING TO LAND EXCHANGE.

Allows the governor to negotiate land exchanges to acquire lands that are suitable for long-term diversified agricultural production. Requires a report to the legislature.

(H) 2/9/2019 -
Passed Second Reading as amended in HD 1 and referred to the committee(s) on WLI with none voting aye with reservations; none voting no (0) and Representative(s) Cabanilla Arakawa, Nakamura, Thielen excused (3).

JOHANSON

LAB, WLI, FIN SB1530

HB1497 HD1

HCDA; Stadium Authority; Stadium Development District; Appropriation

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

Establishees the Stadium Development District comprising all land under the Stadium Authority's jurisdiction. Authorizes HCDA to facilitate the development of all state property within the District. Authorizes the issuance of revenue bonds and general obligation bonds. Appropriates funds. (HB1497 HD1)

SB740

Housing Density; Developed and Redeveloped State Land; Urban District; Counties

RELATING TO HOUSING DENSITY.

Requires each county to adopt ordinances establishing a minimum housing density of two hundred fifty units per acre on state lands that are within the urban district and zoned for development or redevelopment.

SB1471

https://www.capitol.hawaii.gov/measuretrackingreport.aspx
**Capitol Improvement Projects; General Obligation Bonds**
RELATING TO CAPITAL IMPROVEMENT PROJECTS FOR THE COUNTY OF MAUI.
Authorizes the Director of Finance to issue general obligation bonds to finance the planning of the Wailuku-Kahului Transit Corridor Master Plan in the county of Maui.

**Measure Tracking Report**
The committee(s) on WAM recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WAM were as follows: 10 Aye(s): Senator(s) Dela Cruz, Keith-Agaran, English, Inouye, K. Kahele, Kanuha, Moriwaki, Riviere, Shimabukuro, Fasella; Aye(s) with reservations: none; 0 No(es): none; and 3 Excused: Senator(s) Harimoto, Kiceni, Taniguchi.