

Measure Tracking Report: 2020 TOD Bills





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Hawaii State Legislature



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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
 <p>HB2252 Transit-oriented Development; Office of Planning; Counties; DBEDT; GO Bond; Appropriation RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Appropriates funds for certain transit-oriented development projects.</p>		(H) 1/27/2020 - Referred to TRN/HSG, WLH, FIN, referral sheet 5	NAKAMURA, GATES, HASHIMOTO, HOLT, LOWEN, MIZUNO, MORIKAWA, OHNO, SAN BUENAVENTURA, TARNAS, TODD	TRN/HSG, WLH, FIN	SB2809
 <p>HB2284 Procurement; RELATING TO PROCUREMENT. Authorizes the state procurement administrator to hire an exempt position and incrementally funds this position. Authorizes a three-year pilot creating an innovative project delivery partnership between the state procurement office and the office of public works under the department of accounting and general services. Requires the office to provide services to agencies state-wide on construction and innovative projects.</p>		(H) 1/27/2020 - Referred to LAB, FIN, referral sheet 5	SAIKI (Introduced by request of another party)	LAB, FIN	SB2840
 <p>HB2495 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.</p>		(H) 2/4/2020 - The committee(s) on EEP/HSG recommend(s) that the measure be deferred.	HAR, AQUINO, DECOITE, ELI, KONG, TOKIOKA, YAMANE	EEP/HSG, CPC, FIN	SB2964
 <p>HB2542 Affordable Housing; HHFDC; Lease of State Lands; Boundary Amendments; SHPD; Historic Preservation; Counties; Condominiums; Rental Housing Revolving Fund; Appropriation RELATING TO LAND DEVELOPMENT. Authorizes the Hawaii Housing Finance and Development Corporation to lease real property for a period not to exceed 99 years for the development of certain projects that include affordable housing. Requires the Hawaii Housing Finance and Development Corporation to submit a report to the legislature that identifies all state lands that may be developed for multi-unit dwellings. Authorizes the issuance of \$200,000,000 in general obligation bonds, with the proceeds used for the establishment of infrastructure to support the development of housing on lands near the University of Hawaii West Oahu campus. Authorizes the issuance of \$75,000,000</p>		(H) 1/27/2020 - Referred to HSG/FIN, referral sheet 5	SAIKI, AQUINO, BELATTI, BROWER, CABANILLA ARAKAWA, CREAGAN, CULLEN, DECOITE, GATES, HAR, HASHEM, HASHIMOTO, HOLT, ICHIYAMA, JOHANSON, KITAGAWA, B. KOBAYASHI, D. KOBAYASHI, KONG, C. LEE, LOWEN, LUKE, MATAYOSHI, MCKELVEY, MIZUNO, MORIKAWA, NAKAMURA, NAKASHIMA, NISHIMOTO, OHNO, ONISHI, QUINLAN, SAN BUENAVENTURA, SAY, TAKAYAMA, TAKUMI, TARNAS, TODD, TOKIOKA, WOODSON, YAMANE, YAMASHITA	HSG/FIN	SB3104

in general obligation bonds, with the proceeds used for affordable housing infrastructure in counties with a resident population of 500,000 or less. Authorizes a state or county department or agency to petition the appropriate county land use decision-making authority, rather than the Land Use Commission, for a change in the boundary of a district involving land areas between 15 acres and 25 acres where the majority of the development will be for affordable housing. Authorizes the State Historic Preservation Division to delegate the responsibility of historic preservation project reviews to the impacted county. Establishes the Office of the Housing Ombudsman. Removes the existing statutory cap on the amount of conveyance tax revenues that are deposited into the rental housing revolving fund each fiscal year.

HB2589



Transit-Oriented Development; CIP; Appropriation
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Appropriates funds for planning a mixed-use residential development, including 1 or more parking structures, on the land currently occupied by the Waipahu Civic Center.

(H)

1/27/2020 -

Referred to TRN/HSG, WLH, FIN, referral sheet 5

AQUINO

TRN/HSG, WLH, FIN

SB3108

HB2617



CIP; 14th, 15th, and 16th Representative Districts; GO Bonds; Appropriations

RELATING TO CAPITAL IMPROVEMENT PROJECTS FOR THE BENEFIT OF THE FOURTEENTH, FIFTEENTH, AND SIXTEENTH REPRESENTATIVE DISTRICTS. Authorizes issuance of general obligation bonds and appropriates funds for capital improvement projects for the benefit of the 14th, 15th, and 16th Representative Districts.

Mahelona Hospital \$500,000

(H)

1/27/2020 -

Referred to FIN, referral sheet 5

TOKIOKA, MORIKAWA, NAKAMURA

FIN

(S) 2/3/2020

- The committee(s) on EET recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in EET were as follows: 3 Aye(s); Senator(s) Wakai, Inouye, J.Keohokalole; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) Taniguchi, Fevella.

SB2054



Transit-Oriented Development; Tax; Surcharge; Property; Infrastructure Improvement District

RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS. Establishes an annual surcharge on property taxes on parcels within an infrastructure improvement district that are sold or developed after an appropriation is made to improve the infrastructure of that district. Authorizes the counties to retain a portion of the surcharge for administrative expenses. Exempts from the surcharge parcels that do not change ownership.

DELA CRUZ, KEITH-AGARAN, Kidani, Shimabukuro

EET, WAM



SB2074

Transit-Oriented Development; Infrastructure Improvement; Real Property; Taxation; Surcharge; Constitutional Amendment

PROPOSING AN AMENDMENT TO THE CONSTITUTION OF THE STATE OF HAWAII TO AUTHORIZE THE LEGISLATURE TO ESTABLISH A SURCHARGE ON REAL PROPERTY TO FUND INFRASTRUCTURE IMPROVEMENTS NEAR RAPID TRANSIT STATIONS.

Proposes an amendment to the Constitution of the State of Hawaii to authorize the State legislature to establish a surcharge on taxation of real property near rapid transit stations for the purpose of funding infrastructure improvements in those areas.

(S) 2/4/2020 Shimabukuro

- The committee(s) on JDC recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in JDC were as follows: 4 Aye(s): Senator(s) K. Rhoads, Gabbard; Aye(s) with reservations: Senator(s) J.Keohokalole, Kim ; 0 No(es): none; and 1 Excused: Senator(s) Fevella.

SB2205

Housing; Important Lands; Appropriation

RELATING TO IMPORTANT HOUSING LANDS.

Establishes that important housing lands are public lands owned by the State that are located within 0.5 miles of any rail mass transit station and needed to promote the expansion of available housing for the future. Requires the State and counties to identify and designate important housing lands. Appropriates funds.

(S) 2/4/2020

- Re-Referred to HOU, WAM/JDC.

S. CHANG, Fevella, Ruderman, Shimabukuro, Taniguchi

HOU, WAM/JDC

SB2210

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

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 that are within a one-half mile radius of a rail transit station.

(S) 2/6/2020

- The committee(s) on HOU/WTL deferred the measure until 02-11-20 1:15PM in conference room 225.

S. CHANG, Baker, Dela Cruz, K. Kahele, L. Thielen

HOU/WTL, WAM



SB2214

Ministerial Permit; High-density Housing; Transit-oriented Development; Affordable Housing Development

RELATING TO HOUSING.

Requires state or county agencies to issue ministerial 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) 1/29/2020

- Re-Referred to HOU/PSM, WAM/JDC.

S. CHANG, Fevella, K. Kahele, Kanuha, Keith-Agaran

HOU/PSM, WAM/JDC

SB2396Office 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.

(S) 2/6/2020

- The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) S. Chang, Kanuha, Moriwaki, L. Thielen, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

HARIMOTO, FEVELLA, INOUE, K. KAHELE, KANUHA, KEITH-AGARAN, KIM, K. RHOADS, RUDERMAN, Baker, Moriwaki, Nishihara, Riviere, Shimabukuro, Taniguchi, L. Thielen

EET/HOU,
WAM**SB2616**Housing Development; School Impact Fees; Exemption

RELATING TO HOUSING DEVELOPMENT.

Exempts affordable housing units, additions to existing dwelling units, accessory dwelling units, ohana dwelling units, and affordable housing projects developed by the Hawaii Public Housing Authority from fifty per cent of school impact fee requirements.

(S) 2/6/2020

- The committee(s) on EDU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in EDU were as follows: 3 Aye(s): Senator(s) Kidani, Kanuha, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) Kim, Dela Cruz.

KANUHA, S. CHANG, INOUE, KIDANI, Baker, K. Kahele, Keith-Agaran, Nishihara, Shimabukuro, Taniguchi

HOU/EDU,
WAM**SB2640**Housing; High Density Housing; Honolulu Rail Transit System; Condominiums

RELATING TO HOUSING.

Adds a section to the Hawaii Revised Statutes which promotes the construction of

(S) 2/6/2020

- The committee on EET deferred the measure.

S. CHANG

HOU/EET,
WAM

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

SB2645



Aloha Stadium; Affordable Housing; Development

RELATING TO ALOHA STADIUM.

Requires at least twenty 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) 1/23/2020

- Referred to EET/HOU, WAM.

S. CHANG, K. RHOADS, K. Kahele, Ruderman, Shimabukuro

EET/HOU, WAM

SB2809



Transit-oriented Development; Office of Planning; Counties; DBEDT; GO Bond; Appropriation

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Appropriates funds for certain transit-oriented development projects.

(S) 2/3/2020

- The committee(s) on EET recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in EET were as follows: 3 Aye(s); Senator(s) Wakai, Inouye, J.Keohokalole; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) Taniguchi, Fevella.

INOUYE, HARIMOTO, Fevella, Kim, Shimabukuro

EET, WAM

HB2252

SB2840 SD1



Procurement; Pilot program; Construction; Public Works; Office of Procurement; Department of Accounting and General Services

RELATING TO PROCUREMENT.

Authorizes the state procurement administrator to hire an innovative project delivery officer and funds this position. Authorizes a ten-year pilot program creating an innovative project delivery partnership between the state procurement office and the office of public works under the department of accounting and general services. Requires the office to provide services to agencies state-wide on construction and innovative projects. (SD1)

(S) 2/7/2020

- Reported from GVO (Stand. Com. Rep. No. 2402) with recommendation of passage on Second Reading, as amended (SD 1) and referral to WAM.

KOUCHI (Introduced by request of another party)

GVO, WAM

HB2284



SB2964

Affordable Housing; Electricity; Transit-Oriented Development

RELATING TO AFFORDABLE HOUSING.

Establishes that whenever the infrastructure or equipment for electric utility service is

(S) 1/27/2020

- Referred to HOU/EET/PSM, WAM/CPH.

KOUCHI (Introduced by request of another party)

HOU/EET/PSM, WAM/CPH

HB2495

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.

SB3015

Department of Accounting and General Services; Procurement; Innovative Project Delivery; Appropriation
RELATING TO PROCUREMENT.

Makes an appropriation to the department of accounting and general services for the purposes of funding training, development, and consulting services for innovative project delivery.

(S) 2/4/2020

- The committee(s) on GVO recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in GVO were as follows: 5 Aye(s); Senator(s) L. Thielen, Inouye, Baker, Kanuha, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

L. THIELEN

GVO, WAM

SB3104

Affordable Housing; HHFDC; Lease of State Lands; Boundary Amendments; SHPD; Historic Preservation; Counties; Condominiums; Rental Housing Revolving Fund; Appropriation
RELATING TO LAND DEVELOPMENT.

Authorizes the Hawaii Housing Finance and Development Corporation to lease real property for a period not to exceed 99 years for the development of certain projects that include affordable housing. Requires the Hawaii Housing Finance and Development Corporation to submit a report to the legislature that identifies all state lands that may be developed for multi-unit dwellings. Authorizes the issuance of \$200,000,000 in general obligation bonds, with the proceeds used for the establishment of infrastructure to support the development of housing on lands near the University of Hawaii West Oahu campus. Authorizes the issuance of \$75,000,000 in general obligation bonds, with the proceeds used for affordable housing infrastructure in counties with a resident population of 500,000 or less. Authorizes a state or county department or agency to petition the appropriate county land use decision-making authority, rather than the Land Use Commission, for a change in the boundary of a district involving land areas between 15 acres and 25 acres where the majority of the development will be for affordable housing. Authorizes the State Historic Preservation Division to delegate the responsibility of historic preservation project reviews to the impacted county. Establishes the Office of the Housing Ombudsman. Removes the existing statutory cap on the amount of conveyance tax revenues that are deposited into the rental housing revolving fund each fiscal year.

(S) 2/6/2020

- The committee(s) on HOU/WTL deferred the measure until 02-11-20 1:15PM in conference room 225.

KOUCHI, BAKER, ENGLISH, FEVELLA, GABBARD, IHARA, INOUE, K. KAHELE, KANUHA, KEITH-AGARAN, J.KEOHOKALO, KIM, MORIWAKI, NISHIHARA, K. RHOADS, RIVIERE, RUDERMAN, SHIMABUKURO, TANIGUCHI, L. THIELEN, WAKAI

HOU/WTL, WAM

HB2542

SB3108

Transit-Oriented Development; CIP; Appropriation

(S) 1/31/2020

NISHIHARA, Gabbard

WTL/HOU, WAM

HB2589

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.
Appropriates funds for planning a mixed-use residential development, including 1 or more parking structures, on the land currently occupied by the Waipahu Civic Center.

- The committee(s) on WTL/HOU has scheduled a public hearing on 02-06-20 1:45PM in conference room 225.

SB3143

State Procurement; Pilot Program; Innovative Project Delivery Coordinator; Appropriation

RELATING TO PROCUREMENT.

Requires the state procurement office and the public works division of the department of accounting and general services to develop a ten-year pilot program to enable innovative methods of procurement. Establishes an exempt innovative project delivery coordinator position within the state procurement office. Makes an appropriation. Repeals 7/1/2030.

(S) 2/4/2020

- The committee(s) on GVO recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in GVO were as follows: 5 Aye(s): Senator(s) L. Thielen, Inouye, Baker, Kanuha, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

KEITH-AGARAN, English, Kanuha, J.Keohokalole

GVO, WAM

SB3167

Stadium Authority; Stadium Development District; Appropriation

RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

Repeals and reestablishes the stadium development district under the jurisdiction of the stadium authority. Establishes the stadium development special fund. Expands the powers and duties of the stadium authority. Appropriates funds.

(S) 2/5/2020

- The committee on WTL deferred the measure.

WAKAI, DELA CRUZ, KANUHA, KEITH-AGARAN, KIDANI, Baker, Moriwaki, Nishihara

EET/WTL, WAM

HB2520