# Measure Tracking Report: TOD Bills Tracking

Your personalized measure tracking report.

Yellow highlighted bills/resos are still alive.

<table>
<thead>
<tr>
<th>Measure</th>
<th>Notes</th>
<th>Current Status</th>
<th>Introducer(s)</th>
<th>Referral</th>
<th>Companion</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SB225 SD1 HD1</strong>&lt;br&gt;HHFDC; Hawaii Interagency Council for Transit-Oriented Development; Infrastructure Improvements; Regional State Infrastructure Subaccounts&lt;br&gt;RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.&lt;br&gt;Specifies that the cost of regional infrastructure improvements made by the Hawaii housing finance and development corporation may be assessed against transit-oriented development projects specially benefiting from the improvements, as determined by the corporation. Requires the Hawaii interagency council for transit-oriented development to review and make recommendations on applications for subaccount funds for infrastructure projects related to transit-oriented development. Effective 7/1/2050. (HD1)</td>
<td>(H ) 4/9/2021 - Passed Third Reading with none voting aye with reservations; none voting no (0) and none excused (0). Transmitted to Senate.</td>
<td>DELA CRUZ, CHANG, KEITH-AGARAN, KEOHOKALOLE, KIDANI, MORIWAKI, Wakai</td>
<td>HSG/TRN, WAL, FIN</td>
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<td><strong>HB1130 HD2 SD2</strong>&lt;br&gt;Transit-oriented Development; Alternative Financing; Report; General Obligation Bonds&lt;br&gt;RELATING TO TRANSIT-ORIENTED DEVELOPMENT.&lt;br&gt;Requires the Office of Planning to hire a contractor to, among other things, identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure. Requires the contractor to consult with representatives of certain government entities. Requires the Office of Planning to report its findings to the Legislature. Authorizes the issuance of general obligation bonds. Effective 7/1/2050. (SD2)</td>
<td>(S ) 4/9/2021 - 48 Hrs. Notice 04-13-21.</td>
<td>NAKAMURA, CULLEN, GATES, HAR, HOLT, ICHIYAMA, ILAGAN, KAPELA, KITAGAWA, LOPRESTI, LOWEN, LUKE, MORIKAWA, NAKASHIMA, PERRUSO, TARNAS, TODD, WILDBERGER, YAMASHITA, Belatti, Branco, McKelvey</td>
<td>WTL, WAM</td>
<td>SB986</td>
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<td><strong>HB1348 HD2 SD2</strong>&lt;br&gt;HCDA; Stadium Development District; Stadium Authority; Membership; Appropriation&lt;br&gt;RELATING TO THE STADIUM DEVELOPMENT DISTRICT.&lt;br&gt;Establishes the stadium development special fund in chapter 109. Provides for the abolishment of the stadium special fund. Revises the general development guidance policies for the stadium development district and clarifies the respective roles the stadium authority and Hawaii community development authority in the development of the stadium development district. Broadens the powers and duties of the stadium authority, including authorizing the stadium authority to acquire and hold title to real property. Exempts land to which the stadium authority holds title from the definition of &quot;public lands.&quot; Authorizes the stadium authority, with approval from the governor, to delegate to other state agencies implementation of capital improvement projects, under certain conditions. Adds two members to the stadium authority. Provides that the president of the university of Hawaii shall be a voting member of the stadium authority.</td>
<td>(S ) 4/9/2021 - 48 Hrs. Notice 04-13-21.</td>
<td>JOHANSON</td>
<td>EET/WTL, WAM</td>
<td>SB1423</td>
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authority. Amends the general bond authorization made by Act 268, Session Laws of Hawaii 2019. Makes the financial disclosures of members of the stadium authority public records. (SD2)

**SB140 SD2 HD2**

**Transit-oriented Development; HCDA**

RELATING TO COMMUNITY DEVELOPMENT.

Requires the Hawaii community development authority to develop a transit-oriented development zone improvement program. Amends the membership of the authority for matters affecting transit-oriented development zones. Authorizes the Hawaii community development authority to establish transit-oriented development zones for lands within county-designated transit-oriented development zones or within a one-half mile radius around fixed transit stations. Effective 7/1/2050. (HD2)


**HB200 HD1 SD1**

**State Budget**

RELATING TO THE STATE BUDGET.

Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2021-2022 and 2022-2023. (SD1)

**(H)** 4/9/2021 - Returned from Senate (Sen. Com. No. 624) in amended form (SD 1).  SAIKI (Introduced by request of another party)  WAM  SB1229

**HCR126**

**Hawaii Intergency Council for Transit—Oriented Development; State TOD Investments Task Force; Funding**

REQUESTING THE HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT TO ESTABLISH A STATE TOD INVESTMENTS TASK FORCE TO PRIORITIZE NEAR-TERM INFRASTRUCTURE PROJECTS FOR FUNDING WITHIN PRIORITY TRANSIT-ORIENTED DEVELOPMENT AREAS.

**(H)** 3/24/2021 - Report adopted; referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) McDermott excused (1).  TARNAS, BRANCO, HASHIMOTO, NAKAMURA  TRN/HSG, FIN  HR103

**SB468 SD1 HD1**

**DOE; School Impact Fees; Exemptions; Renovation; Budget Process**

RELATING TO SCHOOL IMPACT FEES.

Repeals the school impact fee exemptions for nonresidential development and housing subject to the transient accommodations tax when seeking development in a designated school impact district requiring county subdivision approval, county building permit, or condominium property regime approval of the project. Allows construction cost component impact fees to be used to improve or renovate existing structures for school use. Repeals the requirement that an expenditure plan for all collected impact fees be incorporated into the department of education's annual budget process. Effective 12/1/2050. (HD1)

**(H)** 3/23/2021 - The committee(s) on EDN recommend(s) that the measure be deferred.  KEITH-AGARAN, KEOHOKALOLE, Kanuha, Kidani  HSG, EDN, FIN  HB367

**SB7 SD1 HD1**

**HHFDC; Right of First Refusal; Development; State Lands**

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT

**(H)** 3/19/2021 - Passed Second Reading as CHANG, KEOHOKALOLE, LEE, MISALUCHA, MORIWA, San Buenaventura, Taniguchi  HSG, CPC, FIN
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, department of Hawaiian home lands, and department of land and natural resources lands and properties, that are within a one-half mile radius of a rail transit station. Triggers the right of first refusal upon a transfer of any property interest, including a leasehold interest, of state lands that are within a one-half mile radius of a rail transit station. Effective 7/1/2050. (HD1)

(SB226 SD1)
Land Exchange; Diversified Agricultural Production; Housing
RELATING TO LAND EXCHANGE.
Allows the governor to negotiate land exchanges to acquire lands suitable for long-term diversified agricultural production in return for state lands to be developed for affordable, workforce, and other housing. Requires legislative approval for the land exchanges. Report to the Legislature. Effective 7/1/2050. (SD1)

(HB1147)
State Budget; Capital Improvement Projects; Executive Branch
RELATING TO THE STATE BUDGET.

(SB1423 SD2)
HCDA; Stadium Development District; Stadium Authority; Membership; Appropriation
RELATING TO THE STADIUM DEVELOPMENT DISTRICT.
Establishes the stadium development district special fund. Provides for the sunset of the stadium special fund. Revises the general development guidance policies for the stadium development district and clarifies the respective roles of the stadium authority and Hawaii community development authority in the development of the stadium development district. Broadens the powers and duties of the stadium authority, including authorizing the stadium authority to acquire and hold title to real property. Exempts land to which the stadium authority holds title from the definition of "public lands." Authorizes the stadium authority, with approval from the governor, to delegate to other state agencies implementation of capital improvement projects, under certain conditions. Increases the representation of the stadium authority by adding 2 members to its membership. Authorizes the Hawaii community development authority to use its special facilities powers to assist in the development of projects led by other public agencies. Amends the general obligation bond authorization made by Act 268, SLH 2019. Makes the financial disclosures of members of the stadium authority public records pursuant to section 84-17(d), HRS.

(HB1052)
Department of Transportation; Airport Hazard; Airport Zoning Act
RELATING TO THE AIRPORT ZONING ACT.
Establishes a five-mile airport hazard area for prevention of potentially hazardous conditions that may be caused by certain land uses or actions. Requires state and

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county agencies to coordinate land uses and permit approvals with the Hawaii Department of Transportation for land located in the airport hazard area. that the measure be deferred.

**HB1070 HD1**

*University of Hawaii; University Districts; Campus Development RELATING TO UNIVERSITY DISTRICTS.*

Provides a framework that supports consistent land use planning and development across the University of Hawaii system through designation of university districts and allows project partnerships with qualified persons. Effective 7/1/2060. (HD1)

**HB1212 HD1**

*Office of Public-Private Partnership; Procurement Code; Appropriation RELATING TO PUBLIC-PRIVATE PARTNERSHIPS.*

Establishes the office of public-private partnership and the position of state public-private partnership coordinator. Adds design-build-finance-maintain, design-build-operate-maintain, and design-build-finance-operate-maintain project delivery methods to the state procurement code and related conditions and requirements. Appropriates funds. Effective 7/1/2112. (HD1)

**SB870**

*Affordable Housing; Electricity; Transit-Oriented Development RELATING TO AFFORDABLE HOUSING.*

Estabishes 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.

**HB621 HD1**

*Kalihi; Oahu Community Correctional Center Site; Redevelopment; Working Group; Appropriation RELATING TO THE OAHU COMMUNITY CORRECTIONAL CENTER SITE.*

Establishes the Oahu community correctional center site redevelopment working group to bring together state and county agencies, private entities, and the broader Kalihi community to examine how to best utilize the Oahu community correctional center site and the surrounding area after the correctional center is relocated to a new location and identify, work through, and recommend solutions to issues relating to the redevelopment. Appropriates funds. Effective 7/1/2030. (HD1)
SB949
Kalihi; Oahu Community Correctional Center Site; Redevelopment; Working Group
RELATING TO THE OAHU COMMUNITY CORRECTIONAL CENTER SITE.
Establishes the Oahu community correctional center site redevelopment working group to bring together state and county agencies, private entities, and the broader Kalihi community to examine how to best utilize the Oahu community correctional center site and the surrounding area after the correctional center is relocated to a new location and identify, work through, and recommend solutions to issues relating to the redevelopment.

SB1224
University of Hawaii
RELATING TO UNIVERSITY DISTRICTS.
Provide a framework that supports consistent land use planning and development across the University of Hawaii System and allows project partnerships with qualified persons.

SB722
Procurement Code; Competitive Sealed Bidding; Competitive Sealed Proposals; Evaluation; State and County Redevelopment; Housing
RELATING TO PROCUREMENT.
Requires that in evaluating and determining the award for redevelopment of state or county lands through competitive sealed bidding or competitive sealed proposals, the number of housing units proposed shall constitute forty per cent of the evaluation score regardless of whether the development of housing is proposed. Applies to the urban areas of state or county land located within a one-half mile radius of a mass transit station.

SB734
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.

SB1206
Department of Transportation; Airport Hazard; Airport Zoning Act
RELATING TO THE AIRPORT ZONING ACT.
Establishes a five-mile airport hazard area for prevention of potentially hazardous conditions that may be caused by certain land uses or actions. Requires state and county agencies to coordinate land uses and permit approvals with the Hawaii Department of Transportation for land located in the airport hazard area.

SB986
Transit-oriented Development; Alternative Financing; Report;
Appropriation
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.
Requires the office of planning to hire a contractor to, among other things, identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure. Requires the contractor to consult with representatives of certain government entities. Requires the office of planning to report its findings to the legislature. Appropriates funds.

SB1003
Office 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. Effective 7/1/2021.

SB731
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 committee on housing and committee on transportation and the Senate chairs of the committee on housing and committee on transportation.

SB737
Aloha Stadium; Affordable Housing; Development
RELATING TO AFFORDABLE HOUSING.
Requires at least one hundred 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.

HB367
School Impact Fees; Exemptions
RELATING TO SCHOOL IMPACT FEES.
Repeals the school impact fee exemptions for nonresidential development and housing subject to the transient accommodations tax when seeking development in a designated school impact district requiring county subdivision approval, county building permit, or condominium property regime approval of the project.

HB746
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.
<table>
<thead>
<tr>
<th>Bill Number</th>
<th>Description</th>
<th>Action Date</th>
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<tbody>
<tr>
<td>SB41</td>
<td>Discretionary Permit; High-density Housing; Transit-oriented Development; Affordable Housing Development</td>
<td>(S) 1/22/2021</td>
<td>CHANG, KEOHOKALOLE, LEE, SAN BUENAVENTURA, PSM/WTL, JDC</td>
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<td>Requires state or county agencies to issue discretionary permits for housing developmental 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.</td>
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<td>SB3</td>
<td>Housing; High Density Housing; Rail Transit System</td>
<td>(S) 1/22/2021</td>
<td>CHANG, KEOHOKALOLE, LEE, SAN BUENAVENTURA, EET/TRS, WAM</td>
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<td></td>
<td>RELATING TO HOUSING. Promotes the construction of high density housing within a one-half mile radius of a rail station along a rail transit system.</td>
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