

Measure Tracking Report: TOD Council 02-16-24




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Hawaii State Legislature



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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p>HB1800 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.</p>		(H) 1/24/2024 - Referred to FIN, referral sheet 1	SAIKI (Introduced by request of another party)	FIN	SB2234
<p>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.</p>		(S) 1/18/2024 - Referred to WAM.	KOUCHI (Introduced by request of another party)	WAM	HB1800
<p>HB2362 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>		(H) 1/26/2024 - Referred to FIN, referral sheet 3	SAIKI (Introduced by request of another party)	FIN	SB3051
<p>HB2363 Tax Increment Bonds; County Debt Limit Statements  RELATING TO TAX INCREMENT BONDS. Confirms 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.</p>		(H) 1/26/2024 - Referred to FIN, referral sheet 3	SAIKI (Introduced by request of another party)	FIN	SB3052

	<p>HB2364 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.</p>	<p>(H) 2/7/2024 - The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 7 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Ganaden, M. Mizuno.</p>	<p>SAIKI (Introduced by request of another party)</p>	<p>HSG/WAL, FIN</p>	<p>SB3053</p>
	<p>HB2365 Hawaii Interagency Council for Transit-Oriented Development 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.</p>	<p>(H) 1/26/2024 - Referred to JHA, referral sheet 3</p>	<p>SAIKI (Introduced by request of another party)</p>	<p>JHA</p>	<p>SB3054</p>
	<p>SB3051 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>	<p>(S) 1/26/2024 - Referred to JDC, WAM.</p>	<p>KOUCHI (Introduced by request of another party)</p>	<p>JDC, WAM</p>	<p>HB2362</p>
	<p>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.</p>	<p>(S) 2/8/2024 - Re-Referred to GVO, WAM/JDC.</p>	<p>KOUCHI (Introduced by request of another party)</p>	<p>GVO, WAM/JDC</p>	<p>HB2363</p>
	<p>SB3053 Conveyance Tax Rates and Exemptions; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations</p>	<p>(S) 2/8/2024 - The committee on WTL deferred the measure.</p>	<p>KOUCHI (Introduced by request of another party)</p>	<p>WTL/HOU, WAM</p>	<p>HB2364</p>

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.

SB3054**Hawaii Interagency Council for Transit-Oriented Development**

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.

(S) 2/9/2024 - The committee(s) on WTL recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WTL were as follows: 5 Aye(s): Senator(s) Inouye, Elefante, Chang, McKelvey, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

KOUCHI (Introduced by request of another party)

WTL, WAM

HB2365

HB2358**Environmental Impact Statements; Exemption; Affordable Housing**

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS. Codifies the exemption from environmental impact statements for affordable housing projects that meet certain criteria.

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

SAIKI (Introduced by request of another party)

HSG/EEP, FIN

SB3047

SB3047**Environmental Impact Statements; Exemption; Affordable Housing**

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS. Codifies the exemption from environmental impact statements for affordable housing projects that meet certain criteria.

(S) 2/12/2024 - The committee(s) on AEN recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in AEN were as follows: 4 Aye(s): Senator(s) Gabbard, Rhoads; Aye(s) with reservations: Senator(s) Richards, DeCoite ; 1 No(es): Senator(s) Awa; and 0 Excused: none.

KOUCHI (Introduced by request of another party)

HOU/AEN, WAM

HB2358

SB3050**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.

(S) 2/9/2024 - The committee(s) on WTL recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WTL were as follows: 5 Aye(s): Senator(s) Inouye, Elefante, Chang, McKelvey, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

KOUCHI (Introduced by request of another party)

WTL, WAM/JDC

HB2361

**HB2361****HCDA; Interagency Assistance**

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

Authorizes the Hawaii Community Development Authority to

(H) 2/12/2024 - The committee on JHA recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 10 Ayes: Representative(s)

SAIKI (Introduced by request of another party)

WAL/JHA, FIN

SB3050

render services to and assist state and county agencies upon request.

Tarnas, Takayama, Evslin, Ganaden, Holt, Ichiyama, Ilagan, Kong, Miyake, Souza; Ayes with reservations: none; Noes: none; and Excused: none.

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 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)

(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

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

HB2292

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

Appropriates funds to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of an unspecified number of project management III positions to aid in the development of affordable housing options in the State.

(H) 2/7/2024 - The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Evslin, Aiu, Kila, Kitagawa, Miyake, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and Excused: none.

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

HSG, FIN

SB2833

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.

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

SB2028

Department of Housing; Establishment; Hawaii Community Development Authority; Hawaii Housing Finance and Development Corporation; Office of Planning and Sustainable Development; Hawaii Public Housing Authority



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.

(S) 2/6/2024 - 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) Chang, Hashimoto, Aquino, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

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

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

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

SB2027 SD1Housing 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

SB2045 SD1HHFDC; 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) 2/9/2024 - The committee(s) on WAM will hold a public decision making on 02-13-24 10:05AM; CR 211 & Videoconference.

CHANG, FEVELLA, HASHIMOTO, KEOHOKALOLE, KIDANI, MORIWAKI HOU, WAM HB1763

SB2068 SD1Hawaii Public Housing Authority; Rehabilitation; 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)

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

CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO, Moriwaki, San Buenaventura, Wakai HOU, WAM HB2791

SB2133HHFDC; Bonds; Infrastructure; Regional Infrastructure Subaccount

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.

(S) 2/6/2024 - Report adopted; Passed Second Reading and referred to WAM.

HASHIMOTO, CHANG, FEVELLA, MCKELVEY, MORIWAKI, SAN BUENAVENTURA, SHIMABUKURO, Keohokalole, Wakai HOU, WAM HB1761

**HB1631 HD1**Department of Education; School Facilities Authority; Educator Workforce Housing;

(H) 2/13/2024 - Reported from EDN (Stand. Com. Rep. No. 283-24), recommending referral to FIN.

EVSLIN, AIU HSG, EDN, FIN SB2283

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 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)

HB1692



Condominiums; 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

HB1762



Development; Low- or Moderate-Income Housing Projects

RELATING TO HOUSING.

Requires any government agency that exercises its authority to develop low- or moderate- income housing projects to process any low- or moderate-income housing project that meets the development requirements of chapter 201H, Hawaii Revised Statutes, and applicable administrative rules.

(H) 2/9/2024 - The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 7 Ayes: Representative(s) Evslin, Aiu, Kitagawa, Miyake, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and 1 Excused: Representative(s) Kila. EVSLIN HSG, FIN SB2063

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



HB2090

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

RELATING TO HOUSING.

Allows residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts

(H) 2/12/2024 - The committee on JHA recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 10 Ayes: Representative(s) Tarnas, Takayama, Evslin, Ganaden, Holt, Ichiyama, Ilagan, Kong, Miyake, Souza; Ayes with reservations: none; Noes: none; and Excused: none. EVSLIN, AIU, AMATO, COCHRAN, GANADEN, ICHIYAMA, KAHALOA, KAPELA, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, NAKASHIMA, PERRUSO, PIERICK, SAIKI, SOUZA, TAKENOUCI, TAM, TARNAS, TODD HSG/WAL/JHA SB2948

areas zoned under chapter 206E, HRS, relating to the Hawaii Community Development Authority. Requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes. Effective 1/1/2026.

HB2011



Urban Development; Short Form

RELATING TO URBAN DEVELOPMENT.

Short form bill relating to urban development.

(H) 1/24/2024 - Referred to HSG, EVSLIN
referral sheet 2

HSG

HB1808

Housing; County Powers; Mixed-Income Projects; 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-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.

(H) 1/24/2024 - Referred to FIN, YAMASHITA
referral sheet 1

FIN

SB2337

SB3008 SD1

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. (SD1)

(S) 2/13/2024 - Reported from JDC (Stand. Com. Rep. No. 2297) with recommendation of passage on Second Reading, as amended (SD 1) and referral to WAM.

DELA CRUZ, AQUINO, HASHIMOTO,
KIDANI

JDC, WAM



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

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

SAN BUENAVENTURA, Wakai

HHS/HOU/WTL, HB2629
WAM

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.

SB2011 SD1



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. (SD1)

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

CHANG, AQUINO, FEVELLA,
KEOHOKALOLE, KIDANI

HOU/WTL, JDC

SB1170 SD1



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

RELATING TO AFFORDABLE HOUSING CREDITS.

Requires the counties to issue affordable housing credits for affordable housing units that are constructed pursuant to chapter 201H, Hawaii Revised Statutes. Repeals on June 30, 2031. (SD1)

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

DELA CRUZ

HOU, WAM

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.



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

CHANG, HASHIMOTO, KIDANI

HOU/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

SB2206Maui 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

SB2836Disaster Recovery; Maui Wildfires; Permanent Housing; DBEDT; HHFDC; Interagency Council for Maui Housing Recovery; Appropriation; General Fund Expenditure Ceiling Exceeded

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. Declares that the appropriation ceiling exceeds the state general fund expenditure ceiling for 2024-2025. Sunsets 6/30/2034.

(S) 2/8/2024 - 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) Chang, Hashimoto, Aquino, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

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

HOU, WAM HB2549

SB2870Maui County; HHFDC; Potential Acquisitions; Working Group

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.

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

MCKELVEY

HOU, WAM

SB2926RHRF; Affordable Housing; Affordable in Perpetuity

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.

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

CHANG, HASHIMOTO, SAN BUENAVENTURA, SHIMABUKURO, Elefante, Kidani, Wakai

HOU, JDC/WAM

HB1630

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

RELATING TO URBAN DEVELOPMENT.

Part II: Prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district. Requires the counties to allow for attached and detached additional units or accessory dwelling units but authorizes the counties to impose certain restrictions. Part III: Provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions. Part IV: Requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs. Permits the appropriate board of water supply to calculate impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility. Effective 1/1/2026.



(H) 2/12/2024 - The committee on JHA recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 10 Ayes: Representative(s) Tarnas, Takayama, Evsliin, Ganaden, Holt, Ichiyama, Ilagan, Miyake, Souza; Ayes with reservations: Representative(s) Kong; Noes: none; and Excused: none.

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

HSG/WAL/JHA SB3202

HB1761 HD1

HHFDC; Bonds; Infrastructure; Regional State Infrastructure Subaccount

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)



(H) 2/6/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Kapela, Nakashima, Ward excused (3).

EVSLIN, AIU

HSG, FIN SB2133

HB1988

Counties; County Housing Powers; Housing and Mixed-Use Development Projects

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.



(H) 2/7/2024 - The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 7 Ayes: Representative(s) Ichiyama, Poepoe, Chun, Hashem, Morikawa, Takayama, Souza; Ayes with reservations: none; Noes: none; and 2 Excused: Representative(s) Ganaden, M. Mizuno.

AIU, EVSLIN, KILA, MIYAKE, TAKENOUCI

HSG/WAL, FIN SB2062

HB2549 HD1

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



(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

EVSLIN, AMATO, BELATTI, CHUN, COCHRAN, GARRETT, ICHIYAMA, KAHALOA, KILA, KITAGAWA, KOBAYASHI, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, NAKAMURA, NISHIMOTO,

WAL/HSG, JHA, FIN SB2836

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)

Representative(s) Nakashima, Nishimoto, Sayama, Ward excused (4).

PERRUSO, SAYAMA, SOUZA, TAKAYAMA, TAM, TARNAS, WARD, Ganaden

HB2629 HD1

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 Special 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. 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. Allocates collected conveyance taxes to be allocated to the Affordable Homeownership Revolving Fund and Homeless Services Fund and amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Effective 7/1/3000. (HD1)

(H) 2/12/2024 - Bill scheduled to be heard by HSG on Wednesday, 02-14-24 9:45AM in House conference room 312 VIA VIDEOCONFERENCE.

BELATTI, AMATO, HUSSEY-BURDICK, ILAGAN, MARTEN, MARTINEZ, PERRUSO, Tam

HLT, HSG, FIN SB3005



SB3202

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

RELATING TO URBAN DEVELOPMENT.

Part II: Prohibits county zoning ordinances from not allowing four or more residential units per residential lot within an urban district. Requires the counties to allow for attached and detached additional units or accessory dwelling units but authorizes the counties to impose certain restrictions. Part III: Provides that a parcel zoned for residential use that is in the state urban land use district shall not be prohibited from being subdivided, consolidated, or resubdivided under certain conditions. Part IV: Requires the counties to consider the square footage of a development when determining the development's proportionate share of public facility capital improvement costs. Permits the appropriate board of water supply to calculate

(S) 2/6/2024 - 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) Chang, Hashimoto, Aquino, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.

CHANG

HOU, WAM HB1630



impact fees based on total number of fixtures when the public facility impacted is a water or sewage facility. Effective 1/1/2026.

SB2283

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 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.

(S) 1/19/2024 - Referred to
EDU/HOU, WAM.

CHANG

EDU/HOU,
WAM

HB1631



SB2066 SD1

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), HRS, to be exclusively for sale or rent to qualified residents as defined in section 201H-32, HRS, who are deemed to be moderate income household. (SD1)

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

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

HOU, JDC

HB1765



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,
KEOHOKALOLE, SHIMABUKURO, San
Buenaventura, Wakai

HOU, WAM

HB1762



SB2337 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. (SD1)

(S) 2/9/2024 - The committee(s)
on WAM will hold a public decision
making on 02-13-24 10:05AM; CR
211 & Videoconference.

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

HOU, WAM

HB1808



	<p><u>SB2062</u> <u>Counties; County Housing Powers; Housing and Mixed-Use Development Projects</u> 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.</p>	<p>(S) <u>1/22/2024</u> - Re-Referred to HOU, WAM.</p>	<p>CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO</p>	<p>HOU, WAM</p>	<p>HB1988</p>
	<p><u>SB2948</u> <u>Residential Development; Areas Zoned for Commercial Use; Administrative Approval; Counties; Building Codes; Adaptive Reuse; Commercial Buildings</u> RELATING TO HOUSING. Allows residential uses in areas zoned for commercial to be considered permitted as long as the residential use is limited by ordinance to floors above the ground floor of a building or structure and development standards are met, but exempts areas zoned under chapter 206E, HRS, relating to the Hawaii Community Development Authority. Requires each county to adopt ordinances that allow for adaptive reuse of existing commercial buildings in the county's building codes. Effective 1/1/2026.</p>	<p>(S) <u>2/12/2024</u> - The committee(s) on GVO/WTL added the measure to the public hearing scheduled on 02-15-24 3:00PM; CR 225 & Videoconference.</p>	<p>CHANG</p>	<p>GVO/WTL, JDC</p>	<p>HB2090</p>
	<p><u>SB2344</u> <u>Permanent Supportive Housing; Low-Income Housing Tax Credit; GO Bonds; HPHA; HHFDC; Appropriation</u> 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.</p>	<p>(S) <u>2/6/2024</u> - 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) Chang, Hashimoto, Aquino, Kanuha, Awa; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.</p>	<p>MORIWAKI, AQUINO, CHANG, FEVELLA, HASHIMOTO, KANUHA, KIDANI, San Buenaventura, Wakai</p>	<p>HOU, WAM</p>	<p>HB2304</p>
	<p><u>SB2987</u> <u>Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Teacher Recruitment and Retention; General Fund Expenditure Ceiling Exceeded</u> 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</p>	<p>(S) <u>1/26/2024</u> - Referred to HOU/EDU, WAM.</p>	<p>DECOITE, CHANG, KIDANI, MCKELVEY, SAN BUENAVENTURA, Wakai</p>	<p>HOU/EDU, WAM</p>	<p>HB2514</p>

exceeds the state general fund expenditure ceiling for 2024□2025.

HB1763

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.

(H) 2/9/2024 - The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 7 Ayes: Representative(s) Evslin, Aiu, Kitagawa, Miyake, Onishi, Todd, Matsumoto; Ayes with reservations: none; Noes: none; and 1 Excused: Representative(s) Kila.

EVSLIN

HSG, FIN

SB2045

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

HB1875

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.

(H) 1/24/2024 - Referred to TOU, LGO, JHA, FIN, referral sheet 1

SAIKI (Introduced by request of another party)

TOU, LGO, JHA, FIN

SB2206