

JAN 19 2023

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# A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that Hawaii is facing an  
2 affordable housing crisis. Nearly half of Hawaii's residents  
3 are struggling financially to afford basic needs and are a  
4 paycheck or two away from becoming homeless due to housing being  
5 the most burdensome cost in a typical family's budget.

6           The legislature further finds that Hawaii's affordable  
7 housing crisis has led to the departure of many of Hawaii's best  
8 and brightest residents. Many young Hawaii residents who have  
9 attended university on the mainland have chosen to stay there  
10 after graduation, largely due to the high cost of housing in  
11 Hawaii. In addition, the lack of sufficient affordable housing  
12 has increased the number of homeless people who have jobs but  
13 cannot afford the high rent for housing. State and county  
14 housing agencies have been trying to create enough affordable  
15 housing for decades. However, housing development costs are so  
16 high and the shortage of affordable housing is so great that



1 only a fraction of the affordable housing that is needed has  
2 been developed.

3       The State and its counties must commit completely to devote  
4 all applicable resources to develop affordable housing for  
5 residents. A unique opportunity has presented itself with the  
6 development of the new aloha stadium. Since the new stadium and  
7 affiliated parking will utilize only a small portion of the  
8 site, a considerable number of affordable housing units can be  
9 built on the remainder of the site, which is suitable for  
10 affordable housing. The site is state owned; and therefore, no  
11 extra costs are required to purchase it, which is a major factor  
12 in housing development. In addition, the site is adjacent to a  
13 rail station, which will reduce the need for personal vehicles.

14       The development of affordable housing on the aloha stadium  
15 site is consistent with the legislature's vision for the stadium  
16 site. In 2019, the legislature established the stadium  
17 development district by passing House Bill No. 1586, H.D. 1,  
18 S.D. 2, C.D. 1, which was enacted as Act 268, Session Laws of  
19 Hawaii 2019. That law sets forth the purpose of the stadium  
20 development district, along with its policies for development.  
21 As envisioned, the site will "make optimal use of public land



1 for the economic, residential, educational, and social benefit  
2 of the people of Hawaii".

3 The legislature also finds that based on preliminary  
4 conceptual drawings for the site, about forty acres will be  
5 available for non-stadium uses. An average of five hundred  
6 housing units built on each of those acres would yield twenty  
7 thousand housing units. At least eighty per cent of the units  
8 should be sold or rented at prices that are affordable to an  
9 individual or family whose income does not exceed eighty per  
10 cent of the area median income, as determined by the United  
11 States Department of Housing and Urban Development.

12 A broad range of urban amenities should be integrated with  
13 the housing to make it a livable community, such as grocery  
14 stores, shops, restaurants, entertainment, health clinics,  
15 parks, preschools, senior programs, and social service agencies.  
16 Many of them can be located on the lower floors of buildings,  
17 with housing on the upper floors. The broad scope of urban  
18 amenities would minimize the need for personal vehicles and  
19 parking spaces.

20 The development of one hundred thousand housing units on  
21 the aloha stadium site targeted to those in need of affordable



1 housing is important since a home is envisioned as a place where  
2 one can live, congregate, recreate, attend schools, and shop.

3 The purpose of this Act is to require at least one hundred  
4 thousand housing units be developed near aloha stadium, with at  
5 least eighty per cent of units sold or rented at prices that are  
6 affordable.

7 SECTION 2. Section 206E-224, Hawaii Revised Statutes, is  
8 amended to read as follows:

9 **"§206E-224 Development guidance policies.** The following  
10 shall be the development guidance policies generally governing  
11 the authority's actions in the district:

12 (1) Development shall be in accordance with stadium  
13 development district development plans adopted by the  
14 stadium authority for the development of the district;  
15 provided that the plan or plans shall consider any  
16 county development plan and allow for public input in  
17 the plan's preparation and updates;

18 (2) The authority, upon the concurrence of a majority of  
19 its voting members, may modify and make changes to a  
20 transit-oriented development plan with respect to the  
21 district to respond to changing conditions; provided



1           that before amending a transit-oriented development  
2           plan, the authority shall conduct a public hearing to  
3           inform the public of the proposed changes and receive  
4           public input;

5           (3) The authority shall seek to promote economic  
6           development and employment opportunities by fostering  
7           diverse land uses and encouraging private sector  
8           investments that use the opportunities presented by  
9           the high-capacity transit corridor project consistent  
10          with the needs of the public, including mixed-use  
11          housing and housing in transit-oriented developments;

12          (4) The authority shall develop at least one hundred  
13          thousand housing units, with at least eighty per cent  
14          of housing units sold or rented at prices that are  
15          affordable to an individual or family whose income  
16          does not exceed eighty per cent of the area median  
17          income, as determined by the United States Department  
18          of Housing and Urban Development. The housing units  
19          shall be developed as close as possible to the rail  
20          station nearest to the stadium. The authority may



1           coordinate its efforts with public and private  
2           affordable housing agencies;

3       ~~(4)~~ (5) The authority may engage in planning, design, and  
4           construction activities within and outside the  
5           district; provided that activities outside the  
6           district shall relate to infrastructure development,  
7           area-wide drainage improvements, roadway realignments  
8           and improvements, business and industrial relocation,  
9           and other activities the authority deems necessary to  
10          carry out development of the district and implement  
11          this part. The authority may undertake studies or  
12          coordinate activities in conjunction with the county  
13          and appropriate state agencies and may address  
14          facility systems, industrial relocation, and other  
15          activities;

16       ~~(5)~~ (6) Archaeological, historic, and cultural sites  
17           shall be preserved and protected in accordance with  
18           chapter 6E;

19       ~~(6)~~ (7) Endangered species of flora and fauna shall be  
20           preserved to the extent required by law;



1       ~~[(7)]~~ (8) Land use and development activities within the  
2               district shall be coordinated with and, to the extent  
3               possible, complement existing county and state  
4               policies, plans, and programs affecting the district;  
5               and

6       ~~[(8)]~~ (9) Public facilities within the district shall be  
7               planned, located, and developed to support the  
8               development policies established by this chapter for  
9               the district and rules adopted pursuant to this  
10              chapter."

11       SECTION 3. Statutory material to be repealed is bracketed  
12 and stricken. New statutory material is underscored.

13       SECTION 4. This Act shall take effect upon its approval.

14

INTRODUCED BY: 



# S.B. NO. 328

**Report Title:**

Aloha Stadium; Affordable Housing; Development

**Description:**

Requires at least one hundred thousand housing units to 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 or rented as affordable.

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