
A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING AT ALOHA STADIUM.

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

1 SECTION 1. The legislature finds that the Aloha Stadium
2 site presents an unparalleled opportunity to improve the lives
3 of tens of thousands of Hawaii's families by developing
4 affordable housing. Only twenty-five acres of the ninety-eight-
5 acre stadium site are needed for the stadium itself, leaving
6 seventy-three acres available for affordable housing and related
7 uses. Because the land is owned by the State, a significant
8 development cost would be avoided, making it feasible to develop
9 truly affordable housing.

10 The legislature further finds that Oahu and the entire
11 State face a critical need for affordable housing. Aloha United
12 Way has estimated that the coronavirus disease 2019 pandemic
13 would reduce household income to such a degree that fifty-nine
14 per cent of Hawaii's families would not have sufficient income
15 to cover all of the costs of daily living. Accordingly, many
16 Hawaii families must cut back on necessities, such as food and
17 medicine. Further, housing is the biggest item in a typical



1 family's budget, so increasing affordable housing would improve
2 the quality of their lives.

3 The legislature also finds that the Hawaii housing finance
4 and development corporation estimates that Oahu needs twenty
5 thousand affordable housing units. Those units can be built on
6 the seventy-three acres of the Aloha Stadium site. In fact, the
7 housing may improve the financial viability of the new stadium
8 because so many housing residents and potential customers will
9 be within walking distance of the stadium.

10 The legislature believes that there is doubt whether a new
11 Aloha Stadium is needed at all, especially since the University
12 of Hawaii has improved the stadium on the Manoa campus.
13 Although that stadium is relatively small, there are plans to
14 expand it, and only limited expansion may be needed because
15 attendance at University of Hawaii football games has been
16 declining.

17 The purpose of this Act is to require that the Hawaii
18 housing financing and development corporation develop a plan to
19 build affordable housing at the Aloha Stadium site.

20 SECTION 2. (a) No later than twenty days prior to the
21 regular sessions of 2024, the Hawaii housing finance and



1 development corporation shall submit a plan to the legislature
2 to build affordable housing at the Aloha Stadium site. The plan
3 shall:

- 4 (1) Include the construction of at least twenty thousand
5 modest affordable housing units;
- 6 (2) Not require the appropriation of general funds;
7 provided that the plan may require the issuance of
8 revenue bonds that are paid by revenue from future
9 rents payments;
- 10 (3) Require that the maximum monthly rent for a two-
11 bedroom unit be \$1,500, or the equivalent;
- 12 (4) Require that only Hawaii residents qualify for the
13 affordable housing, and that occupants of the
14 affordable housing own no real property;
- 15 (5) Require that the units remain affordable in
16 perpetuity;
- 17 (6) Require that housing at various income levels will be
18 incorporated with the affordable housing;
- 19 (7) Require that the portion of the Aloha Stadium site
20 that is not needed for the new stadium itself be



1 transferred to the Hawaii housing financing and
2 development corporation;

3 (8) Establish a vision that the housing will be part of a
4 mixed-use development that includes grocery stores,
5 restaurants, shops, childcare facilities, senior
6 centers, health clinics, parks, and other urban
7 amenities in a walkable neighborhood that minimizes
8 the use of personal vehicles and optimizes
9 environmental sustainability; and

10 (9) Include proposed legislation.

11 (b) The Hawaii housing financing and development
12 corporation shall begin planning for the development of
13 affordable housing at Aloha Stadium site by inviting
14 architectural firms and other interested parties to submit
15 conceptual designs for the overall development of the project.

16 (c) No later than twenty days prior to the regular
17 sessions of 2025, 2026, and 2027, the Hawaii housing finance and
18 development corporation shall submit updates to its plan and
19 report its progress with implementing the plan.

20 SECTION 3. No later than January 1, 2023, the stadium
21 authority shall establish and transmit to the Hawaii housing



1 finance and development corporation and the governor the
2 physical boundaries of the new stadium; provided that the
3 physical boundaries of the new stadium shall not exceed twenty-
4 five acres.

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

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INTRODUCED BY:



JAN 24 2022



H.B. NO. 2018

Report Title:

Affordable Housing; Aloha Stadium; HHFDC

Description:

Requires the Hawaii housing finance and development corporation to develop a plan to build affordable housing at the Aloha Stadium site.

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