

JAN 22 2021

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 highest 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. Many young people who have attended university
9 on the mainland have chosen to stay there after graduation,
10 largely due to the high cost of housing in Hawaii. In addition,
11 the lack of sufficient affordable housing has increased the
12 number of homeless people who have jobs but cannot afford to pay
13 rent. State and county housing agencies have been trying to
14 create enough affordable housing for decades. However, housing
15 development costs are so high and the shortage of affordable
16 housing is so great that only a fraction of the affordable
17 housing that is needed has been developed.



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

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



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

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

18 The development of one hundred thousand housing units on
19 the aloha stadium site targeted to those in need of affordable
20 housing is important since a home is a place where the public
21 can live, congregate, recreate, attend schools, and shop.



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

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

7 "~~§~~206E-224~~§~~ Development guidance policies. The
8 following shall be the development guidance policies generally
9 governing the authority's actions in the district:

10 (1) Development shall be in accordance with any county
11 transit-oriented development plan, unless modified by
12 the authority pursuant to paragraph (2);

13 (2) With the approval of the governor, the authority, upon
14 the concurrence of a majority of its voting members,
15 may modify and make changes to a transit-oriented
16 development plan with respect to the district to
17 respond to changing conditions; provided that before
18 amending a transit-oriented development plan, the
19 authority shall conduct a public hearing to inform the
20 public of the proposed changes and receive public
21 input;



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

(4) The authority shall develop at least one hundred thousand housing units, with at least eighty per cent of housing units sold or rented at prices that are affordable to an individual or family whose income does not exceed eighty per cent of the area median income, as determined by the United States Department of Housing and Urban Development. The housing units shall be developed as close as possible to the rail station nearest to the stadium. The authority may coordinate its efforts with public and private affordable housing agencies;

~~[(4)]~~ (5) The authority may engage in planning, design, and construction activities within and outside the district; provided that activities outside the



1 district shall relate to infrastructure development,
2 area-wide drainage improvements, roadway realignments
3 and improvements, business and industrial relocation,
4 and other activities the authority deems necessary to
5 carry out development of the district and implement
6 this part. The authority may undertake studies or
7 coordinating activities in conjunction with the county
8 and appropriate state agencies and may address
9 facility systems, industrial relocation, and other
10 activities;

11 [~~+5~~] (6) Hawaiian archaeological, historic, and cultural
12 sites shall be preserved and protected;

13 [~~+6~~] (7) Endangered species of flora and fauna shall be
14 preserved to the extent feasible;

15 [~~+7~~] (8) Land use and development activities within the
16 district shall be coordinated with and, to the extent
17 possible, complement existing county and state
18 policies, plans, and programs affecting the district;
19 and

20 [~~+8~~] (9) Public facilities within the district shall be
21 planned, located, and developed to support the




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1 development policies established by this chapter for
2 the district and rules adopted pursuant to this
3 chapter."

4 SECTION 3. Statutory material to be repealed is bracketed
5 and stricken. New statutory material is underscored.

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

7

INTRODUCED BY: 



S.B. NO. 737

Report Title:

Aloha Stadium; Affordable Housing; Development

Description:

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.

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