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# A BILL FOR AN ACT

RELATING TO DEVELOPMENT.

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

1 PART I

2 SECTION 1. The legislature finds that the stadium  
3 development district was established in 2019 within the Hawaii  
4 community development authority. Subsequently, in 2022, the  
5 legislature created a transit-oriented development  
6 infrastructure improvement program within the Hawaii community  
7 development authority. In establishing this program, the  
8 legislature found that the "construction, installation, and  
9 improvement of certain infrastructure is necessary and desirable  
10 to facilitate renewal and redevelopment of areas designated by  
11 the State and the counties for transit-oriented development".

12 The legislature further finds that one area designated by  
13 the city and county of Honolulu for transit-oriented development  
14 is the Halawa area transit-oriented development neighborhood,  
15 which surrounds the Halawa/Aloha Stadium rail station. The  
16 State, through the stadium authority and department of  
17 accounting and general services, is currently working with a



1 developer to construct a new Aloha Stadium in this transit-  
2 oriented development neighborhood.

3 The legislature also finds that it is in the best interests  
4 of the State to redesignate the stadium development district as  
5 the Halawa community development district and to establish the  
6 Hawaii community development authority as the zoning and  
7 entitlement agency for the district, given the State's interest  
8 in developing both:

- 9 (1) The new Aloha Stadium, including the land surrounding  
10 the new stadium; and
- 11 (2) Infrastructure within the Halawa transit-oriented  
12 development neighborhood surrounding the Halawa/Aloha  
13 Stadium rail station.

14 The legislature additionally finds that it would be in the  
15 best interests of the State for the Hawaii community development  
16 authority's zoning and entitlement powers to supersede the  
17 zoning and entitlement powers of the city and county of Honolulu  
18 for the area constituting the district upon the adoption of  
19 necessary plans and rules by the Hawaii community development  
20 authority.



1 Through the normal process of overseeing the Halawa  
2 community development district, the Hawaii community development  
3 authority may assess and impose regulatory and service fees and  
4 assessments upon beneficiaries of the district, including permit  
5 review fees and other fees necessary to cover the Hawaii  
6 community development authority's costs of maintaining,  
7 regulating, and providing services to beneficiaries of and for  
8 the district. As the Hawaii community development authority's  
9 responsibilities and obligations for the district would be  
10 ongoing, and the costs to maintain, regulate, and provide  
11 services may vary from year to year, the general fund  
12 appropriation process may not be sufficient to successfully  
13 implement the goals of the district. Accordingly, the  
14 legislature finds that the establishment of a special fund that  
15 satisfies the requirements of section 37-52.3, Hawaii Revised  
16 Statutes, is appropriate and necessary to ensure that the  
17 district is appropriately developed and maintained.

18 Accordingly, the purpose of this part is to:

- 19 (1) Redesignate the stadium development district as the  
20 Halawa community development district;



- 1 (2) Amend the respective responsibilities of the stadium
- 2 authority and Hawaii community development authority;
- 3 (3) Clarify the Hawaii community development authority's
- 4 consultation and permitting powers with respect to
- 5 public projects within community development
- 6 districts;
- 7 (4) Establish the Halawa community development district
- 8 special fund; and
- 9 (5) Establish requirements for the comptroller to verify
- 10 that invoices for the capital costs of the Halawa
- 11 community development district comply with applicable
- 12 law and the purposes for which public funds were
- 13 appropriated, allocated, transferred, deposited, or
- 14 otherwise made available.

15 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is  
16 amended by adding two new sections to part IX to be  
17 appropriately designated and to read as follows:

18 "§206E- Halawa community development district special  
19 fund. (a) There is established in the state treasury the  
20 Halawa community development district special fund.  
21 Notwithstanding section 206E-16 or any other law to the



1 contrary, the following shall be deposited into the special  
2 fund:

3 (1) All revenues, income, and receipts of the authority  
4 derived from activities within and outside the  
5 district, except for revenues designated for deposit  
6 into the stadium development special fund in  
7 section 109-3.5;

8 (2) Moneys directed, allocated, or disbursed to the  
9 district from government agencies or private  
10 individuals or organizations, including grants, gifts,  
11 awards, donations, and assessments of landowners for  
12 costs to administer and operate the district; and

13 (3) Appropriations made by the legislature to the fund.

14 (b) Moneys in the fund shall be used only for the purposes  
15 of this part.

16 (c) Investment earnings credited to the assets of the fund  
17 shall become part of the fund.

18 **§206E- Halawa community development district;**

19 **certification statement.** (a) Beginning July 1, 2026, and until  
20 the completion of the project, the comptroller, upon the request  
21 for payment by the stadium authority, Hawaii community



1 development authority, or any other designated project entity,  
2 shall verify that invoices for the capital costs of the Halawa  
3 community development district, including the new aloha stadium  
4 entertainment district project and related district  
5 infrastructure and public facilities, comply with applicable law  
6 and the purposes for which public funds were appropriated,  
7 allocated, transferred, deposited, or otherwise made available.

8 (b) The stadium authority, Hawaii community development  
9 authority, or other designated project entity subject to this  
10 section shall provide the comptroller with:

11 (1) The project financial plan and related systems for  
12 accounting, including a budget for the project;

13 (2) Expenditures for capital costs for the project;

14 (3) Expenditures for personnel costs, lease rent, and any  
15 other costs associated with the entity's management  
16 and operations; and

17 (4) Any other information the comptroller may require to  
18 accomplish the purpose of this section.

19 (c) After the comptroller verifies that the submitted  
20 invoices for capital costs of the project are an acceptable use  
21 of funds, the comptroller shall submit a certification



1 statement, including any appropriate supporting documents, to  
2 the appropriate state entity for the allocation, release, or  
3 payment of funds, if available. The certification statement  
4 shall include, at a minimum, the total amount contained in the  
5 invoices for capital costs that are verified as an appropriate  
6 use of funds.

7 (d) The comptroller may adopt rules, exempt from chapter  
8 91, for the purposes of this section.

9 (e) For the purposes of this section, "designated project  
10 entity" means the stadium authority, Hawaii community  
11 development authority, or any other public entity designated by  
12 law, interagency agreement, or contract to administer, manage,  
13 construct, operate, maintain, or finance the Halawa community  
14 development district, including the new aloha stadium  
15 entertainment district project and related district  
16 infrastructure and public facilities."

17 SECTION 3. Section 109-1, Hawaii Revised Statutes, is  
18 amended by amending subsection (a) to read as follows:

19 "(a) There shall be within the department of business,  
20 economic development, and tourism for administrative purposes  
21 only, a stadium authority whose responsibility shall be to



1 maintain, operate, and manage the stadium [~~development~~  
2 ~~district~~], facilities attached to the stadium, and real  
3 property held by the stadium authority, including facilitating  
4 the planning, design, development, and construction of a new  
5 stadium and the area surrounding the new stadium, consistent  
6 with the memorandum of agreement pursuant to section 206E-225.

7 The authority shall consist of eleven members. Eight members  
8 shall be appointed by the governor in the manner prescribed by  
9 section 26-34.

10 Of the eight public members:

11 (1) One member shall be designated as the Aiea community  
12 representative and be a resident of one of the  
13 following areas:

14 (A) Excluding Ford Island, the area beginning at the  
15 intersection of the shoreline and Admiral Clarey  
16 (Ford Island) Bridge and running:

17 (i) Easterly along said bridge to Salt Lake  
18 boulevard;

19 (ii) Southeasterly along said boulevard to  
20 Luapele drive;

21 (iii) Westerly along said drive to Fleet place;



- 1 (iv) Westerly along said place to Ulithi street;
- 2 (v) Southwesterly along said street to Luapele
- 3 road;
- 4 (vi) Westerly along said road to Ulihi road;
- 5 (vii) Westerly along said road to Makalapa drive;
- 6 (viii) Southwesterly along said drive to Halawa
- 7 drive;
- 8 (ix) Northwesterly along said drive to Kamehameha
- 9 highway;
- 10 (x) Northerly along said highway to Halawa
- 11 stream;
- 12 (xi) Westerly along said stream to the shoreline;
- 13 and
- 14 (xii) Northerly along said shoreline to its
- 15 intersection with Admiral Clarey (Ford
- 16 Island) Bridge;
- 17 (B) The area beginning at the intersection of Kaonohi
- 18 street and H-1 freeway and running:
- 19 (i) Southeasterly along said freeway to the
- 20 Moanalua freeway - Kamehameha highway
- 21 connector;



- 1                   (ii)   Northwesterly along said highway connector
- 2                   to Kamehameha highway;
- 3                   (iii) Northwesterly along said highway to Aiea
- 4                   stream;
- 5                   (iv)   Southerly along said stream to the
- 6                   shoreline;
- 7                   (v)   Northwesterly along said shoreline to
- 8                   Kalauao stream;
- 9                   (vi)   Northeasterly along said stream to
- 10                  Kamehameha highway;
- 11                  (vii) Northwesterly along said highway to Kaonohi
- 12                  street; and
- 13                  (viii) Northeasterly along said street to its
- 14                  intersection with H-1 freeway; or
- 15                  (C)   The area beginning at the intersection of Waimalu
- 16                  stream and Koolau ridge and running:
- 17                  (i)   Southeasterly along said ridge to
- 18                  Ewa-Honolulu district boundary;
- 19                  (ii)   Southwesterly along said boundary to Red
- 20                  Hill Naval Reservation boundary;



- 1 (iii) Southwesterly along said boundary to Tampa
- 2 drive;
- 3 (iv) Westerly along said drive to the unnamed
- 4 road;
- 5 (v) Northerly along said road to Icarus way;
- 6 (vi) Westerly along said way to the unnamed road;
- 7 (vii) Southwesterly along said road to Moanalua
- 8 freeway (H-201);
- 9 (viii) Westerly along said freeway to H-1 freeway;
- 10 (ix) Northwesterly along said freeway to Kaonohi
- 11 street;
- 12 (x) Southwesterly along said street to Moanalua
- 13 road;
- 14 (xi) Westerly along said road to Kaahumanu
- 15 street;
- 16 (xii) Northerly along said street to Komo Mai
- 17 drive;
- 18 (xiii) Easterly along said drive to Punanani gulch;
- 19 (xiv) Northeasterly along said gulch to the
- 20 powerline;



- 1                   (xv)   Southeasterly along said powerline to
- 2                               Waimalu stream;
- 3                   (xvi)   Northeasterly along said stream to Aiea
- 4                               stream;
- 5                   (xvii)   Easterly along said stream to Waimalu
- 6                               stream; and
- 7                   (xviii)   Southeasterly along said stream to its
- 8                               intersection with Koolau ridge; and
- 9       (2)   One member shall be designated as the west Honolulu
- 10                   community representative and be a resident of the area
- 11                   beginning at the intersection of H-1 freeway and
- 12                   Moanalua freeway (H-201) and running:
- 13                   (A)   Southeasterly along said freeway to Aliamanu
- 14                               Military Reservation southern boundary;
- 15                   (B)   Westerly along said boundary to Wanaka street;
- 16                   (C)   Southwesterly along said street to Likini street;
- 17                   (D)   Northwesterly along said street to Ukana street;
- 18                   (E)   Southwesterly along said street to Keaka drive;
- 19                   (F)   Northwesterly along said drive to Manuwa drive;
- 20                   (G)   Southeasterly along said drive to Pakini street;
- 21                   (H)   Southwesterly along said street to Keaka drive;



- 1 (I) Southerly along said drive to Puolo drive;
- 2 (J) Westerly along said drive to Likini street;
- 3 (K) Southerly along said street to Maluna street;
- 4 (L) Westerly along said street to Salt Lake
- 5 boulevard;
- 6 (M) Southeasterly along said boulevard to the former
- 7 street entrance to U.S. Naval Reservation;
- 8 (N) Southwesterly along said feature to Reeves loop;
- 9 (O) Southwesterly along said loop to Radford drive;
- 10 (P) Westerly along said drive to H-1 freeway; and
- 11 (Q) Northerly along said freeway to its intersection
- 12 with Moanalua freeway (H-201).

13 Each public member of the authority shall have been a citizen of  
 14 the United States and a resident of the State for at least five  
 15 years next preceding the member's appointment. The remaining  
 16 three members shall include the director of business, economic  
 17 development, and tourism or the director's designee, who shall  
 18 be an ex officio voting member, and the president of the  
 19 [~~University~~] university of Hawaii and superintendent of  
 20 education, or their designees, who shall be ex officio nonvoting  
 21 members of the authority."



1 SECTION 4. Section 109-2, Hawaii Revised Statutes, is  
2 amended to read as follows:

3 "~~§109-2~~ **Stadium authority; powers and duties.** The powers  
4 and duties of the stadium authority shall be as follows:

5 (1) To repair, maintain, and operate the stadium and  
6 related facilities [~~and the stadium development~~  
7 ~~district~~], including:

8 (A) Repairs, maintenance, operations, and demolition  
9 of existing stadium facilities;

10 (B) [~~Operations and maintenance~~] Repairs,  
11 maintenance, and operations of a new stadium[+] and  
12 related facilities; and

13 (C) Contractual payments to developers, contractors,  
14 or management contractors engaged by the stadium  
15 authority;

16 (2) To coordinate in planning, design, and construction  
17 activities, including on-site repairs, within [~~the~~  
18 ~~stadium development district~~;] real property held by  
19 the stadium authority;

20 (3) To acquire and hold title to real property;



- 1           (4) To prescribe and collect rents, fees, and charges for  
2           the use or enjoyment of the stadium, facilities  
3           related to the stadium, and real property held by the  
4           stadium authority, including entering into leases,  
5           contracts, sponsorship and advertising agreements,  
6           food and beverage agreements, concession agreements,  
7           parking agreements, or other development and use  
8           agreements that may apply; provided that leases shall  
9           not exceed a term of ninety-nine years;
- 10          (5) To make and execute contracts and other instruments  
11          necessary or convenient to exercise its powers under  
12          this chapter and subject to any limitations in this  
13          chapter, to exercise all powers necessary, incidental,  
14          or convenient to carry out and effectuate the purposes  
15          and provisions of this chapter;
- 16          (6) To adopt, amend, and repeal, in accordance with  
17          chapter 91, rules it may deem necessary to effectuate  
18          this chapter and in connection with its projects,  
19          operations, and facilities;
- 20          (7) To appoint officers, agents, and employees, prescribe  
21          their duties and qualifications, and fix their



- 1 salaries, without regard to chapters 76 and 89, to  
 2 manage the stadium[, ~~the stadium development~~  
 3 ~~district,~~] and related facilities, real property held  
 4 by the stadium authority, and its contractors; [and]  
 5 (8) To plan, promote, and market the stadium and related  
 6 facilities[~~;~~];  
 7 (9) To be the sole agency responsible for overseeing and  
 8 facilitating the planning, design, development, and  
 9 construction of the:  
 10 (A) New stadium and related facilities; and  
 11 (B) Area surrounding the new stadium; and  
 12 (10) To engage and retain experts and consultants on a  
 13 contractual basis as may be necessary or convenient  
 14 for the execution of its powers and duties."

15 SECTION 5. Section 109-3.5, Hawaii Revised Statutes, is  
 16 amended to read as follows:

17 "~~{}~~§109-3.5~~{}~~ **Stadium development special fund;**  
 18 **established.** (a) There is established in the state treasury  
 19 the stadium development special fund, into which funds collected  
 20 by the stadium authority shall be deposited, including:



- 1 (1) All revenues from [~~the stadium development district,~~  
2 real property held by the stadium authority, including  
3 but not limited to agreements or actions generating  
4 revenue related to stadium operations, lease or rental  
5 of facilities or land, concessions, food and beverage,  
6 parking, sponsorship and advertising, utilities and  
7 infrastructure, and development;
- 8 (2) All gifts or grants awarded in any form from any  
9 public agency or any other source for purposes of the  
10 stadium [~~development district,~~] authority;
- 11 (3) All proceeds from revenue bonds issued for the purpose  
12 of the stadium [~~development district,~~] authority; and
- 13 (4) Appropriations made by the legislature to the fund.
- 14 (b) Moneys in the stadium development special fund shall  
15 be used by the stadium authority for the payment of expenses  
16 arising from any and all use, operation, repair, maintenance,  
17 alteration, improvement, development, or any unforeseen or  
18 unplanned repairs of the [~~stadium development district,~~] real  
19 property and improvements thereon held by the stadium authority,  
20 including without limitation:



- 1           (1) The development, operation, repair, and maintenance of
- 2           a new stadium;
- 3           (2) Food and beverage service and parking service provided
- 4           at the stadium facility; the sale of souvenirs, logo
- 5           items, or other items; any future major repair,
- 6           maintenance, and improvement of the stadium facility
- 7           as a commercial enterprise or as a world-class
- 8           facility for athletic events, entertainment, or public
- 9           events; and marketing the facility pursuant to
- 10          section 109-2(4) and (8); and
- 11          (3) Contractual payments to developers or contractors
- 12          engaged by the stadium authority for the purpose of
- 13          redeveloping the site and related on- and off-site
- 14          infrastructure that benefits the [~~stadium district and~~
- 15          ~~its development guidance policies.~~] real property held
- 16          by the stadium authority."

17           SECTION 6. Section 206E-3, Hawaii Revised Statutes, is  
 18 amended by amending subsection (b) to read as follows:

19           "(b) The authority shall consist of the director of  
 20 finance or the director's designee; the director of  
 21 transportation or the director's designee; the director of



1 business, economic development, and tourism or the director's  
2 designee; the chairperson of the board of land and natural  
3 resources; the director of planning or planning and permitting  
4 of each county in which a community development district is  
5 located or the director's designee; a cultural specialist; an  
6 at-large member nominated by the president of the senate; an  
7 at-large member nominated by the speaker of the house of  
8 representatives; two representatives of the Heeia community  
9 development district, comprising one resident of that district  
10 or the Koolaupoko district, which consists of sections 1 through  
11 9 of zone 4 of the first tax map key division, and one owner of  
12 a small business or one officer or director of a nonprofit  
13 organization in the Heeia community development district or  
14 Koolaupoko district; two representatives of the Kalaeloa  
15 community development district, comprising one resident of the  
16 Ewa zone (zone 9, sections 1 through 2) or the Waianae zone  
17 (zone 8, sections 1 through 9) of the first tax map key  
18 division, and one owner of a small business or one officer or  
19 director of a nonprofit organization in the Ewa or Waianae zone;  
20 two representatives of the Kakaako community development  
21 district, comprising one resident of the district and one owner



1 of a small business or one officer or director of a nonprofit  
2 organization in the district; two representatives of the  
3 Pulehunui community development district, consisting of one  
4 resident of the island of Maui, and one owner of a small  
5 business or one officer or director of a nonprofit organization  
6 on the island of Maui; two representatives of the Halawa  
7 community development district, consisting of one resident of  
8 the district, and one owner of a small business or officer or  
9 director of a nonprofit organization selected from the areas  
10 represented by the following Oahu tax map key numbers, as  
11 currently defined and as may be amended by the city and county  
12 of Honolulu real property assessment division: 1-1-010 to 1-1-  
13 011, 1-1-023 to 1-1-024, 9-8-001 to 9-8-002, 9-8-008, 9-8-011 to  
14 9-8-019, 9-8-025 to 9-8-046, 9-8-053 to 9-8-054, 9-8-056 to 9-8-  
15 058, 9-8-60 to 9-8-073, 9-9-002 to 9-9-012, and 9-9-014 to 9-9-  
16 078; and, for the purposes of part X of this chapter only, two  
17 experts on transit-oriented development, to be appointed one  
18 each by the president of the senate and the speaker of the house  
19 of representatives; and the following ex officio, nonvoting  
20 members: the chairpersons of the respective senate and house of  
21 representatives standing committees having jurisdiction over



1 transportation, and the chairpersons of the respective senate  
2 and house of representatives standing committees having  
3 jurisdiction over housing.

4 All members except the director of finance; director of  
5 transportation; county directors of planning or planning and  
6 permitting; director of business, economic development, and  
7 tourism; chairperson of the board of land and natural resources;  
8 the two experts on transit-oriented development appointed by the  
9 president of the senate and speaker of the house of  
10 representatives, respectively; the chairpersons of the  
11 respective senate and house of representatives standing  
12 committees having jurisdiction over transportation; the  
13 chairpersons of the respective senate and house of  
14 representatives standing committees having jurisdiction over  
15 housing; or, where relevant, their respective designees shall be  
16 appointed by the governor pursuant to section 26-34. The two  
17 at-large members nominated by the president of the senate and  
18 speaker of the house of representatives shall each be invited to  
19 serve and appointed by the governor from a list of three  
20 nominees submitted for each position by the nominating authority  
21 specified in this subsection.



1           The president of the senate and the speaker of the house of  
2 representatives shall each submit a list of six nominees for  
3 each district to the governor to fill the two district  
4 representative positions for each community development  
5 district. For each community development district, the governor  
6 shall appoint one member from a list of nominees submitted by  
7 the president of the senate and one member from a list of  
8 nominees submitted by the speaker of the house of  
9 representatives, and of the two appointees, one shall meet the  
10 district residency requirement and one shall meet the district  
11 small business owner or nonprofit organization officer or  
12 director requirement.

13           The president of the senate and the speaker of the house of  
14 representatives shall each appoint a member having expertise and  
15 experience in urban planning and community development to fill  
16 the two positions designated for experts on transit-oriented  
17 development.

18           The authority shall be organized and shall exercise  
19 jurisdiction as follows:

20           (1) For matters affecting the Heeia community development  
21           district, the following members shall be considered in



1 determining quorum and majority and shall be eligible  
2 to vote:

3 (A) The director of finance or the director's  
4 designee;

5 (B) The director of transportation or the director's  
6 designee;

7 (C) The director of business, economic development,  
8 and tourism or the director's designee;

9 (D) The director of planning and permitting for the  
10 county in which the Heeia community development  
11 district is located or the director's designee;

12 (E) The cultural specialist;

13 (F) The two at-large members; and

14 (G) The two representatives of the Heeia community  
15 development district;

16 (2) For matters affecting the Kalaeloa community  
17 development district, the following members shall be  
18 considered in determining quorum and majority and  
19 shall be eligible to vote:

20 (A) The director of finance or the director's  
21 designee;



- 1 (B) The director of transportation or the director's
- 2 designee;
- 3 (C) The director of business, economic development,
- 4 and tourism or the director's designee;
- 5 (D) The director of planning and permitting for the
- 6 county in which the Kalaeloa community
- 7 development district is located or the director's
- 8 designee;
- 9 (E) The cultural specialist;
- 10 (F) The two at-large members; and
- 11 (G) The two representatives of the Kalaeloa community
- 12 development district;
- 13 (3) For matters affecting the Kakaako community
- 14 development district, the following members shall be
- 15 considered in determining quorum and majority and
- 16 shall be eligible to vote:
- 17 (A) The director of finance or the director's
- 18 designee;
- 19 (B) The director of transportation or the director's
- 20 designee;



- 1 (C) The director of business, economic development,  
2 and tourism or the director's designee;
- 3 (D) The director of planning and permitting for the  
4 county in which the Kakaako community development  
5 district is located or the director's designee;
- 6 (E) The cultural specialist;
- 7 (F) The two at-large members; and
- 8 (G) The two representatives of the Kakaako community  
9 development district;
- 10 (4) For matters affecting the Pulehunui community  
11 development district, the following members shall be  
12 considered in determining quorum and majority and  
13 shall be eligible to vote:
  - 14 (A) The director of finance or the director's  
15 designee;
  - 16 (B) The director of transportation or the director's  
17 designee;
  - 18 (C) The director of business, economic development,  
19 and tourism or the director's designee;



- 1 (D) The director of planning for the county in which
- 2 the Pulehunui community development district is
- 3 located or the director's designee;
- 4 (E) The chairperson of the board of land and natural
- 5 resources or the chairperson's designee;
- 6 (F) The cultural specialist;
- 7 (G) The two at-large members; and
- 8 (H) The two representatives of the Pulehunui
- 9 community development district; [~~and~~]
- 10 (5) For matters affecting part X of this chapter only, the
- 11 following members shall be considered in determining
- 12 quorum and majority and shall be eligible to vote:
- 13 (A) The director of finance or the director's
- 14 designee;
- 15 (B) The director of transportation or the director's
- 16 designee;
- 17 (C) The director of business, economic development,
- 18 and tourism or the director's designee;
- 19 (D) The chairperson of the board of land and natural
- 20 resources or the chairperson's designee;



1 (E) The director of planning for the county in which  
2 the program area is located or the director's  
3 designee;

4 (F) The cultural specialist;

5 (G) The two at-large members; and

6 (H) The two experts on transit-oriented development  
7 appointed by the president of the senate and the  
8 speaker of the house of representatives[-]; and

9 (6) For matters affecting the Halawa community development  
10 district, the following members shall be considered in  
11 determining quorum and majority and shall be eligible  
12 to vote:

13 (A) The director of finance or the director's  
14 designee;

15 (B) The director of transportation or the director's  
16 designee;

17 (C) The director of business, economic development,  
18 and tourism or the director's designee;

19 (D) The director of planning and permitting for the  
20 county in which the Halawa community development  
21 district is located or the director's designee;



- 1           (E) The cultural specialist;
- 2           (F) The two at-large members; and
- 3           (G) The two representatives of the Halawa community
- 4           development district.

5           ~~[In the event of]~~ If a vacancy~~[r]~~ occurs, a member shall be  
6 appointed to fill the vacancy in the same manner as the original  
7 appointment within thirty days of the vacancy or within ten days  
8 of the senate's rejection of a previous appointment, as  
9 applicable.

10           The terms of the director of finance; director of  
11 transportation; county directors of planning and permitting;  
12 director of business, economic development, and tourism; and  
13 chairperson of the board of land and natural resources; or their  
14 respective designees shall run concurrently with each official's  
15 term of office. The terms of the appointed voting members shall  
16 be for four years, commencing on July 1 and expiring on June 30.  
17 The governor shall provide for staggered terms of the initially  
18 appointed voting members so that the initial terms of four  
19 members selected by lot shall be for two years, the initial  
20 terms of four members selected by lot shall be for three years,  
21 and the initial terms of the remaining three members shall be

1 for four years. The terms on the authority of the chairpersons  
2 of the senate and house of representatives standing committees  
3 having jurisdiction over housing and the chairpersons of the  
4 senate and house of representatives standing committees having  
5 jurisdiction over transportation shall run concurrently with  
6 that respective legislator's term as the chairperson of that  
7 respective committee.

8 The governor may remove or suspend for cause any member  
9 after due notice and public hearing.

10 Notwithstanding section 92-15, a majority of all eligible  
11 voting members as specified in this subsection shall constitute  
12 a quorum to do business, and the concurrence of a majority of  
13 all eligible voting members as specified in this subsection  
14 shall be necessary to make any action of the authority valid.  
15 All members shall continue in office until their respective  
16 successors have been appointed and qualified. Except as  
17 [~~herein~~] provided[~~7~~] in this section, no member appointed under  
18 this subsection shall be an officer or employee of the State or  
19 its political subdivisions.



1 For the purposes of this section, "small business" means a  
2 business that is independently owned and that is not dominant in  
3 its field of operation."

4 SECTION 7. Section 206E-13, Hawaii Revised Statutes, is  
5 amended to read as follows:

6 "[+]§206E-13[+] **Public projects.** Any project or activity  
7 [~~of~~] undertaken solely by, or through an independent contractor  
8 on behalf of, any county or agency of the State in a designated  
9 district shall be constructed, renovated, or improved in  
10 consultation with the authority. As part of the consultation  
11 requirement, the authority shall provide its discretionary  
12 recommendation to the county or agency of the State before the  
13 project or activity proceeding; provided that the county or  
14 agency of the State shall not be required to obtain permits from  
15 the authority; provided further that any project or activity  
16 undertaken by any county or agency of the State in a designated  
17 district as a joint venture or in partnership with a private  
18 party, or as otherwise provided in rules adopted by the  
19 authority under chapter 91, shall be constructed, renovated, or  
20 improved only after obtaining the necessary permits from the  
21 authority."



1 SECTION 8. Section 206E-14, Hawaii Revised Statutes, is  
2 amended by amending subsection (a) to read as follows:

3 "(a) The authority may, without recourse to public  
4 auction, sell, or lease for a term not exceeding sixty-five  
5 years, all or any portion of the real or personal property  
6 constituting a redevelopment project to any person, upon [~~such~~]  
7 terms and conditions [~~as may be~~] approved by the authority, if  
8 the authority finds that the sale or lease is in conformity with  
9 the community development plan.

10 For the stadium development district, leases shall not  
11 exceed a term of ninety-nine years."

12 SECTION 9. Chapter 206E, part IX, Hawaii Revised Statutes,  
13 is amended to read as follows:

14 "[+]PART IX. [+] [~~STADIUM~~] HALAWA COMMUNITY DEVELOPMENT DISTRICT

15 §206E-221 [~~Stadium~~] Halawa community development district;

16 **purpose; findings.** The legislature finds that the aloha stadium  
17 and lands [~~under the jurisdiction of~~] held by the stadium  
18 authority [~~and~~], within the department of business, economic  
19 development, and tourism for administrative purposes only, are  
20 underutilized. The stadium facility has been in dire need of  
21 significant repair and maintenance for many years. The stadium



1 authority has considered repairing, upgrading, and replacing the  
2 existing facility to optimize the public's enjoyment and ensure  
3 public safety. Redeveloping, renovating, or improving these  
4 public lands in a manner that will provide suitable  
5 recreational, residential, educational, and commercial areas,  
6 where the public can live, congregate, recreate, attend schools,  
7 and shop, as part of a thoughtfully integrated experience, is in  
8 the best interests of the State and its people.

9 This part establishes the [~~stadium~~] Halawa community  
10 development district to make optimal use of public land for the  
11 economic, residential, educational, and social benefit of the  
12 people of [~~Hawaii.~~] the State.

13 The legislature finds that the jurisdiction of the  
14 authority shall include development within the [~~stadium~~] Halawa  
15 community development district. Any development within the  
16 district shall require a permit from the authority.

17 **§206E-222 Definitions.** As used in this part, unless the  
18 context otherwise requires:

19 "Authority" [~~or "stadium authority"~~] means the [~~stadium~~  
20 ~~authority established pursuant to section 109-1.~~] Hawaii  
21 community development authority.



1 "District" means the [~~stadium~~] Halawa community development  
2 district established by this part.

3 **§206E-223 District; established; boundaries.** (a) The  
4 [~~stadium~~] Halawa community development district is established  
5 and shall be composed of [~~all real property under the~~  
6 ~~jurisdiction of the stadium authority established pursuant to~~  
7 ~~section 109-1. The stadium authority shall have sole~~  
8 ~~jurisdiction over the development of the stadium development~~  
9 ~~district.~~] the following parcels of land, identified by Oahu tax  
10 map key number: 9-9-003:055, 9-9-003:061, 9-9-003:070, and  
11 9-9-003:071.

12 (b) The authority shall [~~facilitate the development of all~~  
13 ~~property belonging to the State within the district;~~] prepare a  
14 community development plan pursuant to section 206E-5 and  
15 community development rules pursuant to section 206E-7 to  
16 regulate the development of all property belonging to the State  
17 within the district; provided that development [~~is carried out~~  
18 ~~in accordance with~~] plans shall consider any county  
19 transit-oriented development plans for lands surrounding the  
20 district. In addition to any other duties that the authority



1 may have pursuant to this chapter, the authority's duties shall  
2 include[+]

3 ~~(1) Coordinating with the federal government regarding the~~  
4 ~~ownership and use of, or restrictions on, properties~~  
5 ~~within the district that were previously owned or are~~  
6 ~~currently owned by the federal government;~~

7 ~~(2) Coordinating with other state entities during the~~  
8 ~~conveyance of properties and conducting remediation~~  
9 ~~activities for the property belonging to the State~~  
10 ~~within the district;~~

11 ~~(3) Developing] developing the infrastructure and public~~  
12 ~~facilities necessary to support the development of all~~  
13 ~~property belonging to the State within the district[+~~  
14 ~~and~~

15 ~~(4) Providing, to the extent feasible, maximum opportunity~~  
16 ~~for the reuse of property belonging to the State~~  
17 ~~within the district by private enterprise or state and~~  
18 ~~county government.], consistent with the memorandum of~~  
19 ~~agreement pursuant to section 206E-225.~~



1           **§206E-224 Development guidance policies.** The following  
2 shall be the development guidance policies generally governing  
3 the authority's actions in the district:

4           (1) Development shall be in accordance with [~~stadium~~  
5 ~~development district~~] community development plans  
6 adopted [~~by the stadium authority~~] under section  
7 206E-5 and community development rules adopted under  
8 section 206E-7 for the development of the district;  
9 provided that the plan [~~or plans~~] shall consider any  
10 county development plan and other plans developed for  
11 the district and shall allow for public input in the  
12 plan's preparation and updates;

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



1           (3) The authority shall seek to promote economic  
2           development and employment opportunities by fostering  
3           diverse land uses and encouraging private sector  
4           investments that use the opportunities presented by  
5           the high-capacity transit corridor project consistent  
6           with the needs of the public, including mixed-use  
7           housing and housing in transit-oriented developments;  
8           (4) The authority may engage in planning, design, and  
9           construction activities within and outside the  
10          district; provided that activities outside the  
11          district shall relate to infrastructure development,  
12          area-wide drainage improvements, roadway realignments  
13          and improvements, business and industrial relocation,  
14          and other activities the authority deems necessary to  
15          carry out development of the district and implement  
16          this part. The authority may undertake studies or  
17          coordinate activities in conjunction with the county  
18          and appropriate state agencies and may address  
19          facility systems, industrial relocation, and other  
20          activities;



1 (5) Archaeological, historic, and cultural sites shall be  
2 preserved and protected in accordance with chapter 6E;

3 (6) Endangered species of flora and fauna shall be  
4 preserved to the extent required by law;

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

10 (8) Public facilities within the district shall be  
11 planned, located, and developed to support the  
12 development policies established by this chapter for  
13 the district and rules adopted pursuant to this  
14 chapter~~[-]~~; and

15 (9) Development shall consider the cultural, social,  
16 ecological, and environmental impacts of climate  
17 change and sea level rise to inform holistically  
18 resilient development in the design and siting of  
19 buildings and infrastructure.

20 §206E-225 [~~Stadium~~] Halawa community development district  
21 governance; memorandum of agreement. [~~Notwithstanding sections~~



1 ~~206E-3 and 206E-4.1, the stadium authority established pursuant~~  
2 ~~to section 109-1 shall have sole jurisdiction regarding matters~~  
3 ~~affecting the stadium development district; provided that the~~  
4 ~~Hawaii community development] The authority; department of~~  
5 business, economic development, and tourism; and stadium  
6 authority shall enter into a memorandum of agreement regarding  
7 the implementation of responsibilities of the respective  
8 agencies[~~+~~]; provided that the memorandum of agreement shall  
9 specify that the:

- 10       (1) Authority's role is limited to:
- 11           (A) Regulating land use within the district through  
12               its zoning and entitlement powers; and
- 13           (B) Financing, planning, designing, and building  
14               infrastructure and public facilities for the  
15               district; and
- 16       (2) Stadium authority is the sole agency responsible for  
17           overseeing and facilitating the planning, design,  
18           development, and construction of the:
- 19           (A) New stadium and related facilities; and  
20           (B) Area surrounding the new stadium.





1 and public regulation. While the stadium authority holds title  
2 to the district, the Hawaii community development authority is  
3 mandated to facilitate the development of the district.

4 The legislature further finds that development guidance  
5 policies mandate the promotion of economic development through  
6 "mixed-use housing and housing in transit-oriented  
7 developments[,] " and that district plans "shall consider any  
8 county development plan".

9 The legislature recognizes that the district master  
10 development agreement and shared infrastructure agreement,  
11 whether pending or executed, will govern the district, utility  
12 dedications, and the alienation of state lands for up to  
13 ninety-nine years. To ensure the integrity of the State's  
14 public land assets, the legislature declares that the Hawaii  
15 community development authority must be legally integrated into  
16 these agreements to ensure adherence to the statutory mandates  
17 for mixed-use housing and transit-oriented development.

18 Accordingly, the purpose of this part is to condition the  
19 increase of the expenditure ceiling for the stadium development  
20 special fund upon compliance with state planning, land use, and  
21 financing statutes.



1 SECTION 12. (a) Notwithstanding any other law to the  
2 contrary, no moneys appropriated under this part shall be  
3 allotted, encumbered, or expended until:

4 (1) The stadium authority submits a district land use and  
5 project readiness report pursuant to subsection (b);

6 (2) The Hawaii community development authority submits a  
7 definitive community facilities district plan pursuant  
8 to subsection (c); and

9 (3) The legislature formally accepts both.

10 (b) The stadium authority shall submit a project readiness  
11 report to the president of the senate and speaker of the house  
12 of representatives that includes the following:

13 (1) An executed contract verifying that the stadium  
14 authority has exercised its powers under section  
15 109-2(7), Hawaii Revised Statutes, to retain an  
16 independent qualified stadium construction expert with  
17 proven stadium construction experience, not  
18 procurement and design consultants; and

19 (2) A finalized organizational chart and operational  
20 matrix, complete with functional descriptions,  
21 identifying a clear chain of command and division of



1           responsibilities for the project. To be accepted, the  
2           organizational chart shall establish that:

3           (A) The Hawaii community development authority serves  
4           as the lead agency for the Halawa community  
5           development district, using its statutory powers  
6           under chapter 206E, Hawaii Revised Statutes, to  
7           exclusively manage, finance, and execute all  
8           district infrastructure and public facilities,  
9           rather than serving in an advisory capacity;

10          (B) The stadium authority serves as the lead agency  
11          for the stadium facility and co-leads district  
12          infrastructure with the Hawaii community  
13          development authority;

14          (C) The department of accounting and general  
15          services' special projects branch provides  
16          procurement management and independent technical  
17          contract oversight over all contractor and  
18          consultant contracts; and

19          (D) The independent qualified stadium construction  
20          expert with proven experience, retained under  
21          paragraph (1), is integrated into the finalized



1 organizational chart to serve as the State's  
2 designated owner's representative to oversee the  
3 stadium build, oversee schedules, and manage the  
4 developer's construction performance.

5 (c) The Hawaii community development authority shall  
6 submit to the president of the senate and speaker of the house  
7 of representatives a definitive community facilities district  
8 plan to use the revenue bond authority established by Act 252,  
9 Session Laws of Hawaii 2025, including drafts of any memorandum  
10 of agreement with the city and county of Honolulu. This plan  
11 shall detail:

12 (A) The administration of community facilities  
13 districts under section 46-80.1, Hawaii Revised  
14 Statutes, including the methodology for the levy  
15 and collection of special taxes or user fees to  
16 secure the bonds; and

17 (B) The specific engineering standards required for  
18 the dedication of district roadways, drainage,  
19 and sewer infrastructure to the city and county  
20 of Honolulu, ensuring compliance with the  
21 Honolulu complete streets design manual.



1 SECTION 13. There is appropriated out of the general  
2 revenues of the State of Hawaii the sum of \$728, 927 or so much  
3 thereof as may be necessary for fiscal year 2026-2027 for the  
4 establishment of three full time equivalent (3.0 FTE) positions  
5 in the department of accounting and general services, including  
6 one permanent special project executive, one permanent senior  
7 project manager, and one permanent cost management specialist.

8 The sum appropriated shall be expended by the department of  
9 accounting and general services for the purposes of this Act.

10 SECTION 14. There is appropriated out of the stadium  
11 development special fund the sum of \$49,500,000 or so much  
12 thereof as may be necessary for fiscal year 2026-2027 for the  
13 purposes of the stadium development special fund as described in  
14 section 109-3.5, Hawaii revised Statutes.

15 The sum appropriated shall be expended by the stadium  
16 authority for the purposes of this part.

17 PART III

18 SECTION 15. The legislature finds that Act 252, Session  
19 Laws of Hawaii 2025 (Act 252), equipped the Hawaii community  
20 development authority with additional financing tools and  
21 enhanced authority to advance and improve development planning



1 and projects. Act 252 also modernized the authority's  
2 development model to reduce the cost of housing construction and  
3 improve critical community infrastructure, public spaces, and  
4 amenities that support a lower cost of living and a higher  
5 quality of life.

6 The legislature further finds that the Hawaii community  
7 development authority's traditional development strategy relies  
8 heavily on requiring private developers to finance public  
9 infrastructure through negotiation and compromise. This  
10 approach frequently results in inadequate or substandard public  
11 improvements that diminish community quality of life. It also  
12 increases housing costs and reduces the availability of  
13 affordable housing units. By contrast, modern development  
14 strategies used elsewhere shift much of the responsibility for  
15 financing public infrastructure away from developers and toward  
16 a mix of innovative revenue sources. These approaches enable  
17 the creation of complete communities with stronger public  
18 infrastructure and amenities, while lowering housing and overall  
19 living costs for residents.



1 The purpose of this part is to provide statutory updates to  
2 provide development guidance to the Hawaii community development  
3 authority to fully modernize its development strategy.

4 SECTION 16. Chapter 206E, Hawaii Revised Statutes, is  
5 amended by adding a new section to be appropriately designated  
6 and to read as follows:

7 "§206E- Development policy guidelines for planning of  
8 community development districts. In addition to any other  
9 development guidance policies existing in this chapter, whenever  
10 the authority determines to undertake, or causes to be  
11 undertaken, planning and development to include housing in a  
12 district or community, the authority shall endeavor to plan for  
13 complete communities that include, to the maximum extent  
14 appropriate:

- 15 (1) Infrastructure for utilities, including sewer, water,  
16 power, and similar needs;
- 17 (2) Affordable housing and related infrastructure;
- 18 (3) Public and private commercial spaces;
- 19 (4) Public spaces of meaningful scale that shall include:
  - 20 (A) Public parks and gathering spaces;
  - 21 (B) Public spaces for hosting markets and events;



- 1            (C) Natural areas with open green space and water for
- 2            passive relaxation;
- 3            (D) Public spaces for active recreation; and
- 4            (E) Public spaces for pets and animals;
- 5            (5) Facilities for public arts and culture that include:
- 6            (A) Public libraries;
- 7            (B) Public works of art;
- 8            (C) Spaces for public performances and events;
- 9            (D) Accessible educational and narrative exhibits on
- 10           the history, culture, and people of the area; and
- 11           (E) Flexible spaces and infrastructure for seasonal,
- 12           rotating, and evolving programming and
- 13           engagement;
- 14           (6) Public spaces for local economic development and
- 15           community empowerment; provided that the primary focus
- 16           shall be assisting local residents, entrepreneurs, and
- 17           brands, including:
- 18           (A) Community-based economic development hubs and
- 19           cooperative spaces such as public commercial
- 20           kitchens, processing facilities, or similar work



- 1                    hubs available to the community and small  
2                    businesses;
- 3                    (B) Cooperative commercial and retail locations  
4                    capable of supporting and aggregating products  
5                    and services from numerous small businesses;
- 6                    (C) Spaces for hosting micro-businesses such as food  
7                    trucks, market stalls, and similar temporary  
8                    business fronts;
- 9                    (D) Spaces for hosting growing small businesses in  
10                   permanent micro or small commercial locations or  
11                   rotating pop-up locations; and
- 12                   (E) Spaces for hosting larger, maturing businesses in  
13                   regular food, retail, and commercial locations;
- 14                   (7) Commuting infrastructure; provided that the  
15                   infrastructure shall be designed to have the capacity  
16                   to enable at least seventy per cent of all daily  
17                   commutes to, from, and within the area to be safely  
18                   and comfortably made by walking, biking, using  
19                   micro-mobility devices, or using public transit  
20                   between common destinations, as well as for  
21                   long-distance daily commuting without interruption,



1           pursuant to section 264-142 and shall include  
2           amenities such as rest stops, secure bicycle and  
3           micro-mobility device parking, and emergency support  
4           stations with tools and other resources as may be  
5           appropriate;  
6        (8) Public parking hubs of meaningful capacity, including  
7           charging for electric vehicles; provided that:  
8           (A) Twenty-five per cent of all parking stalls  
9                developed shall be electric vehicle-ready;  
10           provided that this subparagraph shall not apply  
11           to the Halawa community development district; and  
12           (B) No minimum parking requirements shall apply to  
13                any development with the district or community,  
14                except for parking stalls reserved for persons  
15                with disabilities as defined in section 291-51;  
16                and  
17        (9) Where practicable, public properties, public  
18           commercial facilities, and other relevant  
19           infrastructure shall be planned with the capacity to  
20           provide meaningful revenue generation from appropriate  
21           facilities, leases, programs, or other means as may be





**Report Title:**

HCDA; Stadium Development District; Halawa Community Development District; Aloha Stadium; Stadium Authority; Special Fund; Positions; Housing; Appropriation

**Description:**

PART I: Redesignates the Stadium Development District as the Halawa Community Development District (HCDD). Amends the composition of the Hawaii Community Development Authority (HCDA) for purposes of the HCDD. Amends the duties and powers of the HCDA and Stadium Authority as they relate to activities within the HCDD. Clarifies the HCDA's permitting and consultation powers regarding public projects within community development districts. Establishes the HCDD Special Fund. Establishes requirements for the Comptroller to verify that invoices for the capital costs of the HCDD comply with applicable law and the purposes for which public funds were appropriated, allocated, transferred, deposited, or otherwise made available. PART II: Appropriates funds for the establishment of positions. Appropriates funds from the Stadium Development Special Fund for the purposes of the special fund. Conditions the expenditure of the appropriated funds out of the special fund upon compliance with state planning, land use, and financing statutes. PART III: Requires the HCDA, when planning and developing housing, to endeavor to plan for complete communities that include various aspects supporting quality of life. (CD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

