
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) Appropriate funds.

10 SECTION 2. Chapter 206E, Hawaii Revised Statutes, is
 11 amended by adding a new section to part IX to be appropriately
 12 designated and to read as follows:

13 **"§206E- Halawa community development district special**
 14 **fund.** (a) There is established in the state treasury the
 15 Halawa community development district special fund.
 16 Notwithstanding section 206E-16 or any other law to the
 17 contrary, the following shall be deposited into the special
 18 fund:

- 19 (1) All revenues, income, and receipts of the authority
- 20 derived from activities within and outside the
- 21 district, except for revenues designated for deposit



1 into the stadium development special fund in
2 section 109-3.5;
3 (2) Moneys directed, allocated, or disbursed to the
4 district from government agencies or private
5 individuals or organizations, including grants, gifts,
6 awards, donations, and assessments of landowners for
7 costs to administer and operate the district; and
8 (3) Appropriations made by the legislature to the fund.
9 (b) Moneys in the fund shall be used only for the purposes
10 of this part.
11 (c) Investment earnings credited to the assets of the fund
12 shall become part of the fund."

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

15 "(a) There shall be within the department of business,
16 economic development, and tourism for administrative purposes
17 only, a stadium authority whose responsibility shall be to
18 maintain, operate, and manage the stadium [~~development~~
19 ~~district.~~], facilities attached to the stadium, and real
20 property held by the stadium authority, including facilitating
21 the planning, design, development, and construction of a new



1 stadium and the area surrounding the new stadium, consistent
2 with the memorandum of agreement pursuant to section 206E-225.

3 The authority shall consist of eleven members. Eight members
4 shall be appointed by the governor in the manner prescribed by
5 section 26-34.

6 Of the eight public members:

7 (1) One member shall be designated as the Aiea community
8 representative and be a resident of one of the
9 following areas:

10 (A) Excluding Ford Island, the area beginning at the
11 intersection of the shoreline and Admiral Clarey
12 (Ford Island) Bridge and running:

13 (i) Easterly along said bridge to Salt Lake
14 boulevard;

15 (ii) Southeasterly along said boulevard to
16 Luapele drive;

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

18 (iv) Westerly along said place to Ulithi street;

19 (v) Southwesterly along said street to Luapele
20 road;

21 (vi) Westerly along said road to Ulihi road;



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



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



- 1 (vi) Westerly along said way to the unnamed road;
- 2 (vii) Southwesterly along said road to Moanalua
- 3 freeway (H-201);
- 4 (viii) Westerly along said freeway to H-1 freeway;
- 5 (ix) Northwesterly along said freeway to Kaonohi
- 6 street;
- 7 (x) Southwesterly along said street to Moanalua
- 8 road;
- 9 (xi) Westerly along said road to Kaahumanu
- 10 street;
- 11 (xii) Northerly along said street to Komo Mai
- 12 drive;
- 13 (xiii) Easterly along said drive to Punanani gulch;
- 14 (xiv) Northeasterly along said gulch to the
- 15 powerline;
- 16 (xv) Southeasterly along said powerline to
- 17 Waimalu stream;
- 18 (xvi) Northeasterly along said stream to Aiea
- 19 stream;
- 20 (xvii) Easterly along said stream to Waimalu
- 21 stream; and



- 1 (M) Southeasterly along said boulevard to the former
- 2 street entrance to U.S. Naval Reservation;
- 3 (N) Southwesterly along said feature to Reeves loop;
- 4 (O) Southwesterly along said loop to Radford drive;
- 5 (P) Westerly along said drive to H-1 freeway; and
- 6 (Q) Northerly along said freeway to its intersection
- 7 with Moanalua freeway (H-201).

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

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

19 "**§109-2 Stadium authority; powers and duties.** The powers
 20 and duties of the stadium authority shall be as follows:



- 1 (1) To repair, maintain, and operate the stadium and
2 related facilities [~~and the stadium development~~
3 ~~district~~], including:
4 (A) Repairs, maintenance, operations, and demolition
5 of existing stadium facilities;
6 (B) [~~Operations and maintenance~~] Repairs,
7 maintenance, and operations of a new stadium[+] and related facilities; and
8 (C) Contractual payments to developers, contractors,
9 or management contractors engaged by the stadium
10 authority;
11
12 (2) To coordinate in planning, design, and construction
13 activities, including on-site repairs, within [~~the~~
14 ~~stadium development district;~~] real property held by
15 the stadium authority;
16 (3) To acquire and hold title to real property;
17 (4) To prescribe and collect rents, fees, and charges for
18 the use or enjoyment of the stadium, facilities
19 related to the stadium, and real property held by the
20 stadium authority, including entering into leases,
21 contracts, sponsorship and advertising agreements,



1 food and beverage agreements, concession agreements,
2 parking agreements, or other development and use
3 agreements that may apply; [~~provided that leases shall~~
4 ~~not exceed a term of ninety-nine years;~~]

5 (5) To make and execute contracts and other instruments
6 necessary or convenient to exercise its powers under
7 this chapter and subject to any limitations in this
8 chapter, to exercise all powers necessary, incidental,
9 or convenient to carry out and effectuate the purposes
10 and provisions of this chapter;

11 (6) To adopt, amend, and repeal, in accordance with
12 chapter 91, rules it may deem necessary to effectuate
13 this chapter and in connection with its projects,
14 operations, and facilities;

15 (7) To appoint officers, agents, and employees, prescribe
16 their duties and qualifications, and fix their
17 salaries, without regard to chapters 76 and 89, to
18 manage the stadium[~~, the stadium development~~
19 ~~district,~~] and related facilities, real property held
20 by the stadium authority, and its contractors; [and]



1 (8) To plan, promote, and market the stadium and related
2 facilities[-];

3 (9) To be the sole agency responsible for overseeing and
4 facilitating the planning, design, development, and
5 construction of the:

6 (A) New stadium and related facilities; and

7 (B) Area surrounding the new stadium; and

8 (10) To engage and retain experts and consultants on a
9 contractual basis as may be necessary or convenient
10 for the execution of its powers and duties."

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

13 "[+]§109-3.5[+] **Stadium development special fund;**

14 **established.** (a) There is established in the state treasury
15 the stadium development special fund, into which funds collected
16 by the stadium authority shall be deposited, including:

17 (1) All revenues from [~~the stadium development district,~~]
18 real property held by the stadium authority, including
19 but not limited to agreements or actions generating
20 revenue related to stadium operations, lease or rental
21 of facilities or land, concessions, food and beverage,



1 parking, sponsorship and advertising, utilities and
2 infrastructure, and development;

3 (2) All gifts or grants awarded in any form from any
4 public agency or any other source for purposes of the
5 stadium [~~development district,~~] authority;

6 (3) All proceeds from revenue bonds issued for the purpose
7 of the stadium [~~development district,~~] authority; and

8 (4) Appropriations made by the legislature to the fund.

9 (b) Moneys in the stadium development special fund shall
10 be used by the stadium authority for the payment of expenses
11 arising from any and all use, operation, repair, maintenance,
12 alteration, improvement, development, or any unforeseen or
13 unplanned repairs of the [~~stadium development district,~~] real
14 property and improvements thereon held by the stadium authority,
15 including without limitation:

16 (1) The development, operation, repair, and maintenance of
17 a new stadium;

18 (2) Food and beverage service and parking service provided
19 at the stadium facility; the sale of souvenirs, logo
20 items, or other items; any future major repair,
21 maintenance, and improvement of the stadium facility



1 as a commercial enterprise or as a world-class
2 facility for athletic events, entertainment, or public
3 events; and marketing the facility pursuant to
4 section 109-2(4) and (8); and

5 (3) Contractual payments to developers or contractors
6 engaged by the stadium authority for the purpose of
7 redeveloping the site and related on- and off-site
8 infrastructure that benefits the [~~stadium district and~~
9 ~~its development guidance policies.~~] real property held
10 by the stadium authority."

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

13 "(b) The authority shall consist of the director of
14 finance or the director's designee; the director of
15 transportation or the director's designee; the director of
16 business, economic development, and tourism or the director's
17 designee; the chairperson of the board of land and natural
18 resources; the director of planning or planning and permitting
19 of each county in which a community development district is
20 located or the director's designee; a cultural specialist; an
21 at-large member nominated by the president of the senate; an



1 at-large member nominated by the speaker of the house of
2 representatives; two representatives of the Heeia community
3 development district, comprising one resident of that district
4 or the Koolaupoko district, which consists of sections 1 through
5 9 of zone 4 of the first tax map key division, and one owner of
6 a small business or one officer or director of a nonprofit
7 organization in the Heeia community development district or
8 Koolaupoko district; two representatives of the Kalaeloa
9 community development district, comprising one resident of the
10 Ewa zone (zone 9, sections 1 through 2) or the Waianae zone
11 (zone 8, sections 1 through 9) of the first tax map key
12 division, and one owner of a small business or one officer or
13 director of a nonprofit organization in the Ewa or Waianae zone;
14 two representatives of the Kakaako community development
15 district, comprising one resident of the district and one owner
16 of a small business or one officer or director of a nonprofit
17 organization in the district; two representatives of the
18 Pulehunui community development district, consisting of one
19 resident of the island of Maui, and one owner of a small
20 business or one officer or director of a nonprofit organization
21 on the island of Maui; two representatives of the Halawa



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

19 All members except the director of finance; director of
20 transportation; county directors of planning or planning and
21 permitting; director of business, economic development, and



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

16 The president of the senate and the speaker of the house of
17 representatives shall each submit a list of six nominees for
18 each district to the governor to fill the two district
19 representative positions for each community development
20 district. For each community development district, the governor
21 shall appoint one member from a list of nominees submitted by



1 the president of the senate and one member from a list of
2 nominees submitted by the speaker of the house of
3 representatives, and of the two appointees, one shall meet the
4 district residency requirement and one shall meet the district
5 small business owner or nonprofit organization officer or
6 director requirement.

7 The president of the senate and the speaker of the house of
8 representatives shall each appoint a member having expertise and
9 experience in urban planning and community development to fill
10 the two positions designated for experts on transit-oriented
11 development.

12 The authority shall be organized and shall exercise
13 jurisdiction as follows:

14 (1) For matters affecting the Heeia community development
15 district, the following members shall be considered in
16 determining quorum and majority and shall be eligible
17 to vote:

18 (A) The director of finance or the director's
19 designee;

20 (B) The director of transportation or the director's
21 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 Heeia 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 Heeia community
9 development district;

10 (2) For matters affecting the Kalaeloa 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;

20 (D) The director of planning and permitting for the
21 county in which the Kalaeloa community



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



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



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

16 ~~[In the event of]~~ If a vacancy~~[7]~~ occurs, a member shall be
 17 appointed to fill the vacancy in the same manner as the original
 18 appointment within thirty days of the vacancy or within ten days
 19 of the senate's rejection of a previous appointment, as
 20 applicable.



1 The terms of the director of finance; director of
2 transportation; county directors of planning and permitting;
3 director of business, economic development, and tourism; and
4 chairperson of the board of land and natural resources; or their
5 respective designees shall run concurrently with each official's
6 term of office. The terms of the appointed voting members shall
7 be for four years, commencing on July 1 and expiring on June 30.
8 The governor shall provide for staggered terms of the initially
9 appointed voting members so that the initial terms of four
10 members selected by lot shall be for two years, the initial
11 terms of four members selected by lot shall be for three years,
12 and the initial terms of the remaining three members shall be
13 for four years. The terms on the authority of the chairpersons
14 of the senate and house of representatives standing committees
15 having jurisdiction over housing and the chairpersons of the
16 senate and house of representatives standing committees having
17 jurisdiction over transportation shall run concurrently with
18 that respective legislator's term as the chairperson of that
19 respective committee.

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



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

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

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

16 "~~[+]~~**S206E-13**~~[+]~~ **Public projects.** Any project or activity
17 ~~[of]~~ undertaken solely by, or through an independent contractor
18 on behalf of, any county or agency of the State in a designated
19 district shall be constructed, renovated, or improved in
20 consultation with the authority. As part of the consultation
21 requirement, the authority shall provide its discretionary



1 recommendation to the county or agency of the State before the
2 project or activity proceeding; provided that the county or
3 agency of the State shall not be required to obtain permits from
4 the authority; provided further that any project or activity
5 undertaken by any county or agency of the State in a designated
6 district as a joint venture or in partnership with a private
7 party, or as otherwise provided in rules adopted by the
8 authority under chapter 91, shall be constructed, renovated, or
9 improved only after obtaining the necessary permits from the
10 authority."

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

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

20 [~~For the stadium development district, leases shall not~~
21 ~~exceed a term of ninety-nine years.~~"]



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

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

4 §206E-221 [~~Stadium~~] Halawa community development district;

5 **purpose; findings.** The legislature finds that the aloha stadium
6 and lands [~~under the jurisdiction of~~] held by the stadium
7 authority [~~and~~], within the department of business, economic
8 development, and tourism for administrative purposes only, are
9 underutilized. The stadium facility has been in dire need of
10 significant repair and maintenance for many years. The stadium
11 authority has considered repairing, upgrading, and replacing the
12 existing facility to optimize the public's enjoyment and ensure
13 public safety. Redeveloping, renovating, or improving these
14 public lands in a manner that will provide suitable
15 recreational, residential, educational, and commercial areas,
16 where the public can live, congregate, recreate, attend schools,
17 and shop, as part of a thoughtfully integrated experience, is in
18 the best interests of the State and its people.

19 This part establishes the [~~stadium~~] Halawa community
20 development district to make optimal use of public land for the



1 economic, residential, educational, and social benefit of the
2 people of [~~Hawaii.~~] the State.

3 The legislature finds that the jurisdiction of the
4 authority shall include development within the [~~stadium~~] Halawa
5 community development district. Any development within the
6 district shall require a permit from the authority.

7 **§206E-222 Definitions.** As used in this part, unless the
8 context otherwise requires:

9 "Authority" [~~or "stadium authority"~~] means the [~~stadium~~
10 ~~authority established pursuant to section 109-1.~~] Hawaii
11 community development authority.

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

14 **§206E-223 District; established; boundaries.** (a) The
15 [~~stadium~~] Halawa community development district is established
16 and shall be composed of [~~all real property under the~~
17 ~~jurisdiction of the stadium authority established pursuant to~~
18 ~~section 109-1. The stadium authority shall have sole~~
19 ~~jurisdiction over the development of the stadium development~~
20 ~~district.~~] the following parcels of land, identified by Oahu tax



1 map key number: 9-9-003:055, 9-9-003:061, 9-9-003:070, and
2 9-9-003:071.

3 (b) The authority shall [~~facilitate the development of all~~
4 ~~property belonging to the State within the district;~~] prepare a
5 community development plan pursuant to section 206E-5 and
6 community development rules pursuant to section 206E-7 to
7 regulate the development of all property belonging to the State
8 within the district; provided that development [~~is carried out~~
9 ~~in accordance with~~] plans shall consider any county
10 transit-oriented development plans for lands surrounding the
11 district. In addition to any other duties that the authority
12 may have pursuant to this chapter, the authority's duties shall
13 include[+]

14 ~~(1) Coordinating with the federal government regarding the~~
15 ~~ownership and use of, or restrictions on, properties~~
16 ~~within the district that were previously owned or are~~
17 ~~currently owned by the federal government;~~

18 ~~(2) Coordinating with other state entities during the~~
19 ~~conveyance of properties and conducting remediation~~
20 ~~activities for the property belonging to the State~~
21 ~~within the district;~~



1 ~~(3) Developing]~~ developing the infrastructure and public
2 facilities necessary to support the development of all
3 property belonging to the State within the district[~~+~~
4 and

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

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

13 (1) Development shall be in accordance with [~~stadium~~
14 ~~development district]~~ community development plans
15 adopted [~~by the stadium authority]~~ under section
16 206E-5 and community development rules adopted under
17 section 206E-7 for the development of the district;
18 provided that the plan [~~or plans]~~ shall consider any
19 county development plan and other plans developed for
20 the district and shall allow for public input in the
21 plan's preparation and updates;



- 1 (2) The authority, upon the concurrence of a majority of
2 its voting members, may modify and make changes to a
3 transit-oriented development plan with respect to the
4 district to respond to changing conditions; provided
5 that before amending a transit-oriented development
6 plan, the authority shall conduct a public hearing to
7 inform the public of the proposed changes and receive
8 public input;
- 9 (3) The authority shall seek to promote economic
10 development and employment opportunities by fostering
11 diverse land uses and encouraging private sector
12 investments that use the opportunities presented by
13 the high-capacity transit corridor project consistent
14 with the needs of the public, including mixed-use
15 housing and housing in transit-oriented developments;
- 16 (4) The authority may engage in planning, design, and
17 construction activities within and outside the
18 district; provided that activities outside the
19 district shall relate to infrastructure development,
20 area-wide drainage improvements, roadway realignments
21 and improvements, business and industrial relocation,



1 and other activities the authority deems necessary to
2 carry out development of the district and implement
3 this part. The authority may undertake studies or
4 coordinate activities in conjunction with the county
5 and appropriate state agencies and may address
6 facility systems, industrial relocation, and other
7 activities;

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

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

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

17 (8) Public facilities within the district shall be
18 planned, located, and developed to support the
19 development policies established by this chapter for
20 the district and rules adopted pursuant to this
21 chapter~~[]~~; and



1 (9) Development shall consider the cultural, social,
2 ecological, and environmental impacts of climate
3 change and sea level rise to inform holistically
4 resilient development in the design and siting of
5 buildings and infrastructure.

6 **§206E-225 [Stadium] Halawa community development district**
7 **governance; memorandum of agreement.** [~~Notwithstanding sections~~
8 ~~206E-3 and 206E-4.1, the stadium authority established pursuant~~
9 ~~to section 109-1 shall have sole jurisdiction regarding matters~~
10 ~~affecting the stadium development district; provided that the~~
11 ~~Hawaii community development] The authority; department of
12 business, economic development, and tourism; and stadium
13 authority shall enter into a memorandum of agreement regarding
14 the implementation of responsibilities of the respective
15 agencies[-]; provided that the memorandum of agreement shall
16 specify that the:~~

17 (1) Authority's role is limited to:
18 (A) Regulating land use within the district through
19 its zoning and entitlement powers; and



1 much thereof as may be necessary for fiscal year 2026-2027 for
2 the purposes of this part.

3 The sum appropriated shall be expended by the Hawaii
4 community development authority for the purposes of this part.

5 PART II

6 SECTION 12. The legislature finds that the Halawa
7 community development district comprises approximately
8 ninety-eight acres of state public land. The redevelopment of
9 this district involves not only the replacement of the stadium
10 facility but also the long-term disposition and transformation
11 of public lands into a mixed-use, transit-oriented community.

12 The legislature further finds that the Hawaii community
13 development authority is the State's designated redevelopment
14 agency, established to join the strengths of private enterprise
15 and public regulation. While the stadium authority holds title
16 to the district, the Hawaii community development authority is
17 mandated to facilitate the development of the district.

18 The legislature further finds that development guidance
19 policies mandate the promotion of economic development through
20 "mixed-use housing and housing in transit-oriented



1 developments[,]" and that district plans "shall consider any
2 county development plan".

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

12 Accordingly, the purpose of this part is to condition the
13 increase of the expenditure ceiling for the stadium development
14 special fund upon compliance with state planning, land use, and
15 financing statutes.

16 SECTION 13. (a) Notwithstanding any other law to the
17 contrary, no moneys appropriated under this part shall be
18 allotted, encumbered, or expended until:

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



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

4 (3) The legislature formally accepts both.

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

8 (1) An executed contract verifying that the stadium
9 authority has exercised its powers under section
10 109-2(7), Hawaii Revised Statutes, to retain an
11 independent qualified stadium construction expert with
12 proven stadium construction experience, not
13 procurement and design consultants; and

14 (2) A finalized organizational chart and operational
15 matrix, complete with functional descriptions,
16 identifying a clear chain of command and division of
17 responsibilities for the project. To be accepted, the
18 organizational chart shall establish that:

19 (A) The Hawaii community development authority serves
20 as the lead agency for the Halawa community
21 development district, using its statutory powers



1 under chapter 206E, Hawaii Revised Statutes, to
2 exclusively manage, finance, and execute all
3 district infrastructure and public facilities,
4 rather than serving in an advisory capacity;

5 (B) The stadium authority serves as the lead agency
6 for the stadium facility and co-leads district
7 infrastructure with the Hawaii community
8 development authority;

9 (C) The department of accounting and general
10 services' special projects branch provides
11 procurement management and independent technical
12 contract oversight over all contractor and
13 consultant contracts; and

14 (D) The independent qualified stadium construction
15 expert with proven experience, retained under
16 paragraph (1), is integrated into the finalized
17 organizational chart to serve as the State's
18 designated owner's representative to oversee the
19 stadium build, oversee schedules, and manage the
20 developer's construction performance.



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

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

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

18 SECTION 14. There is appropriated out of the stadium
19 development special fund the sum of \$ or so much
20 thereof as may be necessary for fiscal year 2026-2027 for the



1 planning, design, and development of the Halawa community
2 development district.

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

5 PART III

6 SECTION 15. The legislature finds that Act 252, Session
7 Laws of Hawaii 2025 (Act 252), equipped the Hawaii community
8 development authority with additional financing tools and
9 enhanced authority to advance and improve development planning
10 and projects. Act 252 also modernized the authority's
11 development model to reduce the cost of housing construction and
12 improve critical community infrastructure, public spaces, and
13 amenities that support a lower cost of living and a higher
14 quality of life.

15 The legislature further finds that the Hawaii community
16 development authority's traditional development strategy relies
17 heavily on requiring private developers to finance public
18 infrastructure through negotiation and compromise. This
19 approach frequently results in inadequate or substandard public
20 improvements that diminish community quality of life. It also
21 increases housing costs and reduces the availability of



1 affordable housing units. By contrast, modern development
2 strategies used elsewhere shift much of the responsibility for
3 financing public infrastructure away from developers and toward
4 a mix of innovative revenue sources. These approaches enable
5 the creation of complete communities with stronger public
6 infrastructure and amenities, while lowering housing and overall
7 living costs for residents.

8 The purpose of this part is to provide statutory updates to
9 provide development guidance to the Hawaii community development
10 authority to fully modernize its development strategy.

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

14 "§206E- Development policy guidelines for planning of
15 community development districts. In addition to any other
16 development guidance policies existing in this chapter, whenever
17 the authority determines to undertake, or causes to be
18 undertaken, planning and development to include housing in a
19 district or community, the authority shall endeavor to plan for
20 complete communities that include, to the maximum extent
21 appropriate:



- 1 (1) Infrastructure for utilities, including sewer, water,
- 2 power, and similar needs;
- 3 (2) Affordable housing and related infrastructure;
- 4 (3) Public and private commercial spaces;
- 5 (4) Public spaces of meaningful scale that shall include:
- 6 (A) Public parks and gathering spaces;
- 7 (B) Public spaces for hosting markets and events;
- 8 (C) Natural areas with open green space and water for
- 9 passive relaxation;
- 10 (D) Public spaces for active recreation; and
- 11 (E) Public spaces for pets and animals;
- 12 (5) Facilities for public arts and culture that include:
- 13 (A) Public libraries;
- 14 (B) Public works of art;
- 15 (C) Spaces for public performances and events;
- 16 (D) Accessible educational and narrative exhibits on
- 17 the history, culture, and people of the area; and
- 18 (E) Flexible spaces and infrastructure for seasonal,
- 19 rotating, and evolving programming and
- 20 engagement;



- 1 (6) Public spaces for local economic development and
2 community empowerment; provided that the primary focus
3 shall be assisting local residents, entrepreneurs, and
4 brands, including:
 - 5 (A) Community-based economic development hubs and
6 cooperative spaces such as public commercial
7 kitchens, processing facilities, or similar work
8 hubs available to the community and small
9 businesses;
 - 10 (B) Cooperative commercial and retail locations
11 capable of supporting and aggregating products
12 and services from numerous small businesses;
 - 13 (C) Spaces for hosting micro-businesses such as food
14 trucks, market stalls, and similar temporary
15 business fronts;
 - 16 (D) Spaces for hosting growing small businesses in
17 permanent micro or small commercial locations or
18 rotating pop-up locations; and
 - 19 (E) Spaces for hosting larger, maturing businesses in
20 regular food, retail, and commercial locations;



- 1 (7) Commuting infrastructure; provided that the
2 infrastructure shall be designed to have the capacity
3 to enable at least seventy per cent of all daily
4 commutes to, from, and within the area to be safely
5 and comfortably made by walking, biking, using
6 micro-mobility devices, or using public transit
7 between common destinations, as well as for
8 long-distance daily commuting without interruption,
9 pursuant to section 264-142 and shall include
10 amenities such as rest stops, secure bicycle and
11 micro-mobility device parking, and emergency support
12 stations with tools and other resources as may be
13 appropriate;
- 14 (8) Public parking hubs of meaningful capacity, including
15 charging for electric vehicles; provided that:
- 16 (A) Twenty-five per cent of all parking stalls
17 developed shall be electric vehicle-ready; and
- 18 (B) No minimum parking requirements shall apply to
19 any development with the district or community,
20 except for parking stalls reserved for persons



1 with disabilities as defined in section 291-51;
2 and
3 (9) Where practicable, public properties, public
4 commercial facilities, and other relevant
5 infrastructure shall be planned with the capacity to
6 provide meaningful revenue generation from appropriate
7 facilities, leases, programs, or other means as may be
8 appropriate to help finance the infrastructure
9 projects identified in this section and fund public
10 community programs in the area."

PART IV

12 SECTION 17. If any provision of this Act, or the
13 application thereof to any person or circumstance, is held
14 invalid, the invalidity does not affect other provisions or
15 applications of the Act that can be given effect without the
16 invalid provision or application, and to this end the provisions
17 of this Act are severable.

18 SECTION 18. Statutory material to be repealed is bracketed
19 and stricken. New statutory material is underscored.

20 SECTION 19. This Act shall take effect on July 1, 3000.



Report Title:

HCDA; Stadium Development District; Halawa Community Development District; Aloha Stadium; Stadium Authority; Special Fund; 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. Appropriates funds. PART II: Appropriates funds from the Stadium Development Special Fund for the planning, design, and development of the HCDD, contingent upon on certain requirements. 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. Effective 7/1/3000. (HD3)

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

