

Honolulu, Hawaii

MAR 30 , 2026

RE: S.B. No. 2599
S.D. 2
H.D. 2

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Madame:

Your Committee on Housing, to which was referred S.B. No. 2599, S.D. 2, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO DEVELOPMENT,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Redesignate the Stadium Development District as the Halawa Community Development District (HCDD);
- (2) Amend the composition of the Hawaii Community Development Authority (HCDA) for purposes of the HCDD;
- (3) Amend the duties and powers of the HCDA and Stadium Authority as they relate to activities within the HCDD;
- (4) Clarify the HCDA's permitting and consultation powers regarding public projects within community development districts;
- (5) Establish a special fund for the HCDD;



- (6) Appropriate funds from the Stadium Development Special Fund for the planning, design, and development of the HCDD, contingent on certain requirements; and
- (7) Require the HCDA, when planning and developing housing, to endeavor to plan for complete communities that include various aspects supporting quality of life.

Your Committee received testimony in support of this measure from the Stadium Authority and Hawai'i Community Development Authority. Your Committee received testimony in opposition to this measure from Stanford Carr Development, LLC.

Your Committee finds that the redevelopment of the Aloha Stadium site and surrounding state lands presents a complex, long-term opportunity to create a mixed-use, transit-oriented community that integrates housing, infrastructure, and public facilities near the Halawa/Aloha Stadium rail station. However, overlapping governance, fragmented permitting authority, and the absence of a dedicated funding mechanism have created administrative friction and uncertainty that could delay redevelopment, infrastructure investment, and the delivery of housing and public amenities. This measure seeks to streamline decision-making, support coordinated infrastructure development, and enable the timely and sustainable transformation of the Halawa Community Development District.

Your Committee notes that this measure is not intended to affect contracts or other agreements that were executed before the effective date of this measure.

Your Committee has amended this measure by:

- (1) Clarifying the development policy guidelines for public parking hubs to be used by the Hawaii Community Development Authority when planning and developing housing; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No.



2599, S.D. 2, H.D. 1, as amended herein, and recommends that it be referred to your Committee on Finance in the form attached hereto as S.B. No. 2599, S.D. 2, H.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Housing,

LAC

LUKE A. EVSLIN, Chair



