

JAN 21 2022

A BILL FOR AN ACT

RELATING TO AFFORDABLE HOUSING.

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

1 SECTION 1. The legislature finds that Hawaii is facing an
2 affordable housing crisis. Nearly half of Hawaii's residents
3 are struggling financially to afford basic needs and are a
4 paycheck or two away from becoming homeless due to housing being
5 the most burdensome cost in a typical family's budget.

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



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

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



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

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

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



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

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

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

10 (1) Development shall be in accordance with stadium
11 development district development plans or transit-
12 oriented development plans adopted by the stadium
13 authority for the development of the district;
14 provided that the plan or plans shall consider any
15 county transit-oriented development plan and allow for
16 public input in the plan's preparation and updates;

17 (2) The authority, upon the concurrence of a majority of
18 its voting members, may modify and make changes to a
19 transit-oriented development plan with respect to the
20 district to respond to changing conditions; provided
21 that before amending a transit-oriented development



1 plan, the authority shall conduct a public hearing to
2 inform the public of the proposed changes and receive
3 public input;

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

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



1 [~~(4)~~] (5) The authority may engage in planning, design, and
2 construction activities within and outside the
3 district; provided that activities outside the
4 district shall relate to infrastructure development,
5 area-wide drainage improvements, roadway realignments
6 and improvements, business and industrial relocation,
7 and other activities the authority deems necessary to
8 carry out development of the district and implement
9 this part. The authority may undertake studies or
10 coordinate activities in conjunction with the county
11 and appropriate state agencies and may address
12 facility systems, industrial relocation, and other
13 activities;

14 [~~(5)~~] (6) Archaeological, historic, and cultural sites
15 shall be preserved and protected in accordance with
16 chapter 6E;

17 [~~(6)~~] (7) Endangered species of flora and fauna shall be
18 preserved to the extent required by law;

19 [~~(7)~~] (8) Land use and development activities within the
20 district shall be coordinated with and, to the extent
21 possible, complement existing county and state



1 policies, plans, and programs affecting the district;

2 and

3 ~~[(8)]~~ (9) Public facilities within the district shall be

4 planned, located, and developed to support the

5 development policies established by this chapter for

6 the district and rules adopted pursuant to this

7 chapter."

8 SECTION 3. Statutory material to be repealed is bracketed
9 and stricken. New statutory material is underscored.

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

11
INTRODUCED BY: _____

A handwritten signature in black ink, appearing to be 'H. S. S.', written over a horizontal line.

S.B. NO. 2505

Report Title:

Aloha Stadium; Affordable Housing; Development

Description:

Requires at least one hundred thousand housing units to be developed near the rail station nearest to the Aloha Stadium. Requires a minimum of eighty per cent of those housing units to be priced as affordable.

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