

## 2021 Legislative Session Measures Summary

1. H.B. 200, H.D. 1, S.D. 1, C.D. 1, Relating to the State Budget:  
Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2021-2022 and 2022-2023. The House draft eliminated three critical vacant positions and reduced the revolving fund ceiling amount. The Conference draft restored the three vacant positions, added \$300,000 in federal funds (American Rescue Plan Funds), restored the revolving fund ceiling amount and general fund amount to levels contained in the Governor's request (H.B. 200).  
Status: Measure passed Legislature.
2. H.B. 274, Relating to the Hawaii Community Development Authority:  
Removes county councils as the nominating body for members of the HCDA who serve as representatives of the Heeia, Kalaeloa, and Kakaako community development districts. Provides that the president of the senate and the speaker of the house of representatives shall each nominate representatives of each of the three community development districts.  
Status: Measure was deferred.
3. H.B. 774, H.D. 1, S.D. 1, C.D. 1 Relating to Development Districts.  
Establishes the Pulehunui Community Development District and Pulehunui Community Development Authority within a new part in Chapter 206E to allow for the redevelopment, renovation, and improvement of public lands in Pulehunui, Maui. Also, reconfigures HCDA board into a management and three separate district boards.  
Status: Measure passed Legislature with two effective dates.

The significant provisions of the measure are summarized as follows:

- Effective July 1, 2021, a new Pulehunui community development district located on the island of Maui is established. Board membership for the district is as follows:
  - Director of Finance, or designee.
  - Director of Transportation, or designee.
  - Director of State Office of Planning, or designee.
  - Director of Planning of Maui County, or designee.
  - 1 Cultural Representative.
  - 2 Residents of the island of Maui; and
  - 2 Representatives of small businesses or nonprofit located and operating on the island of Maui.

Amendments to 206E relating to the establishment and operation of the Pulehunui Community Development District become effective July 1, 2021.

- Kakaako Community Development District Authority Board. Board membership is as follows:
  - Director of Finance, or designee.
  - Director of Transportation, or designee.
  - Director of State Office of Planning, or designee.
  - Director of Planning and Permitting-City & County of Honolulu, or designee.

- 1 Cultural Representative.
- 2 Residents of Kakaako Community Development District; and
- 2 Representatives of small businesses or nonprofit located and operating in Kakaako Community Development District.

This and other amendments affecting the Kakaako Community Development District become effective on July 1, 2022.

- Kalaeloa Community Development District Authority Board. Board membership is as follows:
  - Director of Finance, or designee.
  - Director of Transportation, or designee.
  - Director of State Office of Planning, or designee.
  - Director of Planning and Permitting-City & County of Honolulu, or designee.
  - 1 Cultural Representative.
  - 2 Residents of Kalaeloa Community Development District; and
  - 2 Representatives of small businesses or nonprofit located and operating in Kalaeloa Community Development District.

This and other amendments affecting the Kalaeloa Community Development District become effective on July 1, 2022.

- Heeia Community Development District Authority Board. Board membership is as follows:
  - Director of Finance, or designee.
  - Director of Transportation, or designee.
  - Director of State Office of Planning, or designee.
  - Director of Planning and Permitting-City & County of Honolulu, or designee.
  - 1 Cultural Representative,
  - 2 residents of Heeia Community Development District; and
  - 2 Representatives of small businesses or nonprofit located and operating in Heeia Community Development District.

This and other amendments affecting the Heeia Community Development District become effective on July 1, 2022.

- Hawaii Community Development Authority (Management Board)
  - Director of Finance, or designee.
  - Director of Transportation, or designee.
  - Director of State Office of Planning, or designee; and
  - 1 representative of each community development districts selected by respective community development district boards.
  - 2 At-Large Members

This and other amendments affecting the Hawaii Community Development Authority become effective on July 1, 2022.

Effective July 1, 2021, assigning certain powers from the Hawaii Community Development Authority to the Community Development District Authority Boards to the extent necessary to establish the Pulehunui community development district.

Effective July 1, 2021, actions taken by, and rules, policies, procedures, and guidelines adopted by the Hawaii Community Development Authority prior to July 1, 2022 shall remain in full force and effect until amended or repealed by the authority or a district authority board.

The district board membership will affect Kaleloa and Heeia since there are limited residents and small businesses in Kaleloa district and pretty much none in Heeia district. We will have to work with the Legislature next session to amend this requirement.

4. H.B. 1299, H.D. 1, S.D. 1, C.D. 1 Relating to Non-General Funds.

Repeals various non-general funds and converts HCDA's revolving funds (W) to special funds (B). There is no financial impact to HCDA's revolving funds.

Status: Measure Passed the Legislature and is effective on July 1, 2021.

5. H.B. 1348, H.D. 2, S.D. 2, C.D. 1 Relating to the Stadium Development District.

Within Chapter 109, creates an eleven-member authority board to manage the stadium and the development district, and creates special funds. The measure clarifies that the stadium authority shall have sole jurisdiction over matters involving the stadium development district, but that HCDA and other involved agencies shall enter into a memorandum of agreement to memorialize the respective roles of the state agencies. Also, amends Act 268 and makes Stadium Authority the expending agency for CIP appropriation instead of HCDA. So, no CIP pass through from HCDA.

Status: Measure passed Legislature and is effective upon approval

6. S.B. 1, S.D. 2 Relating to Housing.

Establishes the ALOHA homes program to develop low-cost homes on state-owned and county-owned land in urban redevelopment sites to be sold in leasehold by the Hawaii Housing Finance and Development Corporation (HHFDC) to qualified residents. Provides for the disposition of lands acquired by HHFDC but no longer needed for the ALOHA homes program.

Status: Measure was deferred.

7. S.B. 140, S.D. 2, H.D. 2, C.D. 1 Relating to Community Development.

Under a new part of Chapter 206E, this bill requires the Hawaii community development authority to develop a transit-oriented development zone improvement program. The Hawaii community development authority is authorized to establish transit-oriented development zones for lands within county-designated transit-oriented development zones or within a one-half mile radius around fixed transit stations provided that a county with a population that exceeds 500,000 shall include a rail station or a planned rail station. The improvement program shall be governed by a board comprised of seven voting members: three at-large members, one cultural specialist, director of the planning department in which the district is

located (non-voting, ex officio), director of finance, director of the office of planning, and executive director of the Hawaii housing finance and development corporation.  
Status: Measure passed Legislature and is effective on July 1, 2021.

8. S.B. 1334, S.D. 2 Relating to The Hawaii Community Development Authority. Allows the raising of the building height limit for two of the six parcels owned by the office of Hawaiian affairs in the Kakaako Makai area to four hundred feet. Lifts the current restriction against residential development in Kakaako Makai to allow residential development by the office of Hawaiian affairs or by third parties to which the office of Hawaiian affairs conveys the parcels.

Status: Measure was Deferred.

9. H.R. 111, H.D. 1 Convening a Working Group to Discuss the Future Development Plans in Kakaako Makai. The working group, which includes the Chair of the Hawaii Community Development Authority, CEO of the Office of Hawaiian Affairs, Chair of the Board of Land and Natural Resources, two members of the Senate, and two members of the House of Representatives, shall be convened to identify public lands of comparable value suitable to the Office of Hawaiian Affairs for a possible land exchange for some or all of the nine parcels located in Kakaako Makai.

Status: Measure passed Legislature.

10. S.B. 1412 S.D.2 HD.2 C.D.1 Relating to Special Purpose Revenue Bonds for the Honokea Surf Village.

Authorizes issuance of special purpose revenue bond in the amount of \$95 million for the purpose of assisting HK Management in financing the cost of planning, designing, constructing, renovating, acquiring, equipping, and improving surf industry center facilities in Kalaeloa Community Development District. The authorization to issue special purpose revenue bonds lapses on June 30, 2026.

Status: Measure passed Legislature and is effective on July 1, 2021.

11. S.B. 375 S.D.1 S.D.2. H.D.1 Relating to Transportation. Requires the Department of Transportation to conduct a study to determine the feasibility of repairing or renovating the Kalaeloa airport air traffic control tower to ensure the safety of persons working in the air traffic control tower.

Status: Measure was Deferred.