

O`ahu County Democrats Committee on Legislative Priorities Report

To: Chair Rich HalversonFrom: Melodie Aduja, Chair O`ahu County Democrats Committee on Legislative PrioritiesDate: March 23, 2019

Enrolled to the Governor

1. Estate Tax, SB 1361, SD1 Increases estate taxes for Hawaii net taxable estates valued at over \$10,000,000. (SD1) 3-20-19

Passing

1. ConAm on Election Recounts HB 709, HD1, Passed JDC, referred to WAM, no hearing set

Proposes an amendment to the Hawaii State Constitution to allow a recount of votes cast at an election to be conducted in a manner as provided by the Legislature

2. Office Vacancies HB 626, Passed JDC, Referred to WAM, no hearing set

Requires vacancies in the office of United States Representative to be filled by special election that is conducted using ranked choice voting. Requires the governor to make a temporary appointment to the office of United States Representative pending the special election.

- **3.** Lobbyists, HB 1381, HD1, SD1, Passed GVO, joint referral JDC/WAM, no hearing set Prohibits former legislators and executive branch employees subject to senate confirmation from engaging in lobbying for twelve months after termination of employment as a legislator or executive branch employee.
- 4. Tax Returns, HB 712, HD1, Referred to JDC, no hearing set

Requires candidates for President, Vice President, Governor, Lieutenant Governor, or Mayor to disclose their federal income tax returns to be listed on a general election ballot. Prohibits electors from voting for candidates for President or Vice President if those candidates have not disclosed their federal income tax returns.

5. Moonlighting, HB361, HD1, SD1, Passed GVO, referred to JDC, no hearing set

Prohibits the governor and each county mayor, while holding those offices, to maintain any other employment or receive any emolument, beginning on the sixty-first calendar day after their election or appointment to office. Specifies that the county boards and commissions have enforcement authority over each respective county mayor. Specifies that the Hawaii state ethics commission has enforcement authority over the governor

6. Education Tax, SB1472, SD2, Referred to LHE/FIN, no hearing set

Increases the general excise tax and use tax by 0.5% to provide a dedicated funding source for the department of education and the University of Hawaii. Effective 7/1/2050. (SD2)

7. Rental Car Tax, SB162, SD2, HD2, Passed TRN, CPC, referred to FIN, no hearing set.

Amends the amount of the rental motor vehicle surcharge tax (no amount specified). Repeals the additional surcharge tax for lessees who do not possess a valid Hawaii driver's license. Deposits the surcharge tax revenues into the state highway fund, for statewide use, and the county subaccounts in the state highway fund for highway road capacity projects in the county that generated the surcharge tax. (SB162 HD2)

8. Online Tax, SB495, SD2, Passed FIN with amendments

Creates a nexus standard for taxing out-of-state businesses on their business income in Hawaii. Effective 7/1/2050. (SD2)

- **9. REIT Deduction, HB 475, HD1, and SB301, SD1, Referred to WAM, no hearing set** Disallows dividends paid deduction for real estate investment trusts. (HB475 HD1)
- 10. Cigarette Tax, SB887, SD2, Passed HLT, CPC, Referred to FIN, no hearing set. Amends the cigarette and tobacco tax on cigarettes and little cigars beginning July 1, 2020. Adds additional allocations for revenues generated by the tax. (SB887 HD2)

11. Reduced Penalties, SB1516, SD1, Referred to FIN, no hearing set

Establishes reduced taxpayer penalties for nonpayments and underpayments that are due to reasonable cause. Allows a taxpayer to post a bond to avoid penalties and interest. Assesses interest on a deficiency in state income taxes paid caused by a change in the taxable income reported on the taxpayer's federal tax return. Effective 7/1/2050. (SD1)

12. Teacher Housing, SB12, SD1 & SB114, SD1, Passed HSG, LHE, referred to FIN, no hearing set

Authorizes the Department of Education to develop and implement a housing voucher program for full-time teachers employed at a hard-to-fill public school, including a public charter school. (SB12 HD2)

13. UH Promise Program, HB813, HD1 & SB 316, SD2, passed HRE, referred WAM, no hearing set.

Establishes the University of Hawaii Promise Program Plus to provide scholarships for the unmet direct cost needs of qualified students enrolled in a bachelor's degree at the University of Hawaii who are (1) graduates of a University of Hawaii community college who received a Hawaii Community College Promise Program Scholarship; and (2) enrolled at any University of Hawaii campus. Appropriates funds to establish and implement the program. Effective 7/1/2050. (SD1)

14. Youth Suicide, SB 383, SD2, Passed LHE/HLT, referred to FIN, no hearing set

Requires DOE to establish a mandatory youth suicide awareness and prevention training program and model risk referral protocol, based on existing materials created by DOH, for all public schools, including charter schools. Requires charter schools to provide the training program and risk referral protocol to all school personnel who work directly with students in department schools and charter schools, respectively. (SB383 HD1)

15. Student Health, HB 250, HD2, Passed EDU, referred to WAM, no hearing set

Formally establishes the Hawaii Keiki: Healthy and Ready to Learn program and special fund within the Department of Education. Appropriates funds for positions and a vision screening and eye assessment tool, and to implement, expand, and sustain the program. Effective 7/1/2050. (SD1)

16. After-school Programs, HB 1515, SD1, Passed LHE, referred to WAM, no heating set

Establishes the Hawaii three to six out-of-school program for grades kindergarten through twelve. Authorizes the department of education to contract with private providers to furnish out-of-school programs for grades kindergarten through twelve, conducted during after-school hours, on weekends, and during inter-sessions on the premises of the private providers. Specifies that the Hawaii three to six out-of-school program special fund is to be administered by the department of education. Makes appropriations. (SB1515 HD1)

17. Staggered School Times, HB318, HD1, passed EDU, referred to WAM, no hearing set Requires the Department of Education (DOE) to convene a Staggered School Start Times Task Force to study and evaluate the issues and implications of instituting a staggered school start times program, including effects on school bus schedules. Requires a report to the Legislature. Appropriates funds. (HB318 HD1)

18. UH Board of Regents, SB919, SD2, passed LHE, JUD, referred to FIN, no hearing set Amends the composition of the Board of Regents of the University of Hawaii, and reduces the number of board members from 15 members to 11 members. Specifies terms of holdover board members. Specifies that the Board of Regents shall hold the president of the University of Hawaii and university administration accountable for decisions, actions, and leases that incur additional costs to the university. (SB919 HD2)

19. Minimum Wage, HB1191, HD1, Passed LCA, referred to WAM, hearing: 3-28-19, 10:15AM in conference room 211

Provides an income tax credit for qualifying small businesses to offset the increase in the minimum hourly wage that employers must pay employees. Increases the minimum wage to \$12.00 per hour beginning 1/1/2020 and \$15.00 per hour beginning 1/1/2023. Tax credit applies to taxable years beginning after 12/31/2019. Effective 7/1/2050. (SD1)

SB 789, SD2, Passed LAB, referred to FIN, no hearing set

Increases minimum wage rates annually from January 1, 2020, through January 1, 2024. Provides lower minimum wage rates for employees who receive employer-sponsored health benefits under the Hawaii Prepaid Health Care Act. Includes persons with disabilities under generally applicable minimum wage requirements. (SB789 HD1)

20. Family Leave, HB1343, HD1, passed LCA, referred to WAM, no hearing set

Provides grandparents with one week of family leave to care for a grandchild with a serious health condition. (SD1)

21. Evictions, SB122, SD2, passed CPH, referred JDC, no hearing set

Prohibits landlords from recovering possession of a dwelling unit from tenants if habitability of premises is significantly impaired. Sets a tenant's liability for rent if habitability of premises is significantly impaired. Provides remedies for retaliatory evictions. (SD1)

22. Uber/Lyft, HB 1093, HD2, passed TRS/CPH, referred to WAM, no hearing set

Establishes rules, regulations, and permitting procedures for transportation network companies operating in the State. Makes permanent insurance requirements for transportation network companies and transportation network drivers. Appropriates funds. (SD1)

23. Sexual Harassment, HB 488, HD2, Passed LCA, referred to JDC, no hearing set

Prohibits written nondisclosure agreements involving sexual assault and sexual harassment as part of an employee's condition of employment under certain conditions. Prohibits employers from retaliating against an employee for disclosing or discussing sexual harassment or sexual assault. Takes effect 1/1/2050. (SD1)

24. Vacation Rentals, HB419, HD2, passed EET/PSM, referred to WAM, no hearing set.

Part I: Makes a county eligible to receive TAT revenue allocations for the purpose of enforcing all applicable laws and ordinances relating to transient accommodations, under specified conditions. Requires reports from counties receiving funds for enforcement of transient accommodations and short-term vacation rentals ordinances. Part II: Amends

the definition of "transient accommodations" to include additional forms of transient accommodations. Requires each transient accommodations broker, hosting platform, and booking service to submit to DBEDT quarterly reports of statistical data relating to transient accommodations listings. Makes it unlawful for a hosting platform to provide, and collect a fee for, booking services regarding transient accommodations if the operator or plan manager is not registered with the Director of Taxation. Amends requirements relating to transient accommodations tax certificates of registration to ensure greater transparency. Allows a transient accommodations broker to register as a GET and TAT tax collection agent for its operators and plan managers. Takes effect on 1/1/2020. (SD1)

25. Rental Taxes, SB1292, SD2, Passed TIA, CPC/JUD, referred to FIN, no hearing set

Adds definitions to the TAT Law. Amends the definition of "transient accommodations" to include additional forms of transient accommodations. Makes any person who fails to register with DOTAX subject to a citation process and monetary fines. Requires hosting platforms that collect fees for booking services to register as collection agents on behalf of its operators and plan managers for the GET and TAT. (SB1292 HD2)

26. Red Light Cameras, SB663, SD2, passed TRN, JUD, referred to FIN, no hearing set Establishes within the DOT a red-light running committee to develop policy for pilot programs in the C&C of Honolulu, and Counties of Maui, Kauai, and Hawaii. (SB663 HD1)

27. Marijuana Crimes, HB1383, HD2, passed JDC/PSM, referred to WAM, no hearing set

Decriminalizes the possession of 3 grams or less of marijuana and establish that the possession is a violation punishable by a monetary fine of \$30. Provides for the expungement of criminal records pertaining solely to the possession of 3 grams or less of marijuana. Establishes a marijuana evaluation task force to make recommendations on changing marijuana use penalties and outcomes in the State. Effective 2/1/2020. (SD1)

28. Bail Reform, SB192, SD1, passed PVM, JUD, referred to FIN, no hearing set

Implements recommendations of the Criminal Pretrial Task Force convened pursuant to House Concurrent Resolution No. 134, House Draft 1, Regular Session of 2017. Authorizes a defendant in custody to petition a court for unsecured bail. (SB192 HD2)

29. Lost Firearm, HB720, HD1 and SB621, SD1, passed PSM, JDC hearing: public decision making on 03-28-19 9:45AM in conference room 016.

Requires firearm owners to report lost, stolen, or destroyed firearms. (HB720 HD1)

30. "Red Flag" Law, SB1466, SD2, passed PVM, JUD hearing: 03-25-19 2:00PM in House conference room 325.

Establishes a process by which a law enforcement officer or family or household member may obtain a court order to prevent a person from accessing firearms and ammunition when the person poses a danger of causing bodily injury to oneself or another. (SB1466 HD1)

31. Asset Forfeiture, HB748 HD2, Passed JDC, referred to WAM, no hearing set

Prohibits civil asset forfeiture unless the covered offense is a felony for which the property owner has been convicted. Excludes the forfeiture proceedings for an animal pending criminal charges. Requires the Attorney General to distribute one half of all forfeited property and the sale proceeds thereof to the Hawaii law enforcement assisted diversion program, with the remaining half to be distributed to the state general fund. Effective 3/1/2020. (SD1)

32. Prison Oversight, HB1552, HD2, SD1, passed PSM/GVO, referred to WAM

Establishes the Hawaii Correctional System Oversight Commission. Creates a position for an Oversight Coordinator for the Commission. Extends the sunset date of the Reentry Commission to 1/1/2020. Repeals the Reentry Commission and Corrections Population Management Commission on 1/1/2020 and transfers all rights, powers, functions, and duties of those commissions to the Hawaii Correctional System Oversight Commission. Takes effect on 1/28/2081. (SD1)

33. E-cigarettes, SB1009, SD 2, passed HLT, CPC/JUD, referred to FIN. No hearing set

Bans the sale of flavored tobacco products except for menthol or mentholated products. Prohibits mislabeling of e-liquid products containing nicotine. Establishes fines and penalties for violations. (SB1009 HD2)

34. Sugary Drinks, SB549, SD1, passed HLT, CPC Hearing: Thursday, 03-28-19 2:00PM in House conference room 329.

Requires restaurants that sell children's meals that include a beverage to make the default beverage a healthy beverage. (SB549 HD1)

35. Genderless IDs, HB1165, HD2 and SB429, passed TRS, referred to JDC, no hearing set Requires a license or state identification card to include a person's full legal name, date of birth, gender designation, residence address, and license number. Specifies gender designation options of F, M, or X. Effective 7/1/2050. (SD1)

36. Retirement Savings, SB 1374 SD2, passed LAB, referred to FIN, no hearing set

Establishes a Hawaii Retirement Savings Program for private sector employees. Establishes the Hawaii Retirement Savings Program Administrative Fund. Requires the Department of Budget and Finance to prepare an annual report detailing the Department's activities for the previous fiscal year to the Governor and Legislature. Appropriates funds. Exempts employers if they offered a qualified retirement plan to some or all of its employees within the last five years. (SB1374 HD1)

37. Tax Relief, HB1190, HD1, referred to WAM, no hearing set

Changes income tax rates for taxable years beginning after December 31, 2018. (HB1190 HD1), Joint Return, AGI \$6,600, Head of Household Return: \$4,800, unmarried individual \$3,300

38. Food Tax Credit, SB579, SD1, referred to FIN, no hearing set

Increases the allowable income tax credit for low-income household renters to an unspecified amount. Extends the sunset date of the earned income tax credit to 12/31/2029. Increases the allowable amount of the refundable food/excise tax credit to an unspecified amount. Effective 7/1/2050. (SD1)

- **39. Mosquitos, HB 1546, HD1, SD1, passed HRE, referred to WAM, no hearing set** Requires the University of Hawaii to develop a plan to be implemented for the statewide eradication of mosquitos. Appropriates funds. Effective 7/1/2050. (SD1)
- 40. Dental Insurance, SB 467, SD1, passed HSH/HLT, referred to FIN, no hearing set Appropriates funds to the Department of Human Services to conduct a fiscal analysis or study on the restoration of preventative and restorative adult dental benefits to medicaid enrollees. (SB467 HD1)

41. Mental Health, SB1124, SD2, passed HLT, JUD, referred to FIN, no hearing set

Requires the administrator or attending physician to assess whether an assisted community treatment plan is indicated and to make certain arrangements if so indicated. Specifies the role of the AG for petitions of involuntary hospitalizations and assisted community treatments. Amends the criteria for assisted community treatment. Makes conforming amendments. Appropriates funds. (SB1124 HD1)

42. Sea Level Rise, HB 549, HD1, passed AEN/WTL, referred to JDC/WAM, no hearing set

Requires new developments to plan for the impacts of projected sea level rise and prohibits development in areas significantly affected by projected sea level rise. Amends policies and objectives related to coastal zone management to reduce residential exposure to coastal hazards and protect state beaches and public shoreline access. Defines "beach" and "coastal hazards". (SD1)

43. Water Permits, HB 1326, HD2, referred to WTL/WAM, no hearing set

Allows for ten consecutive one-year holdovers of water permits under section 171-58(c), HRS. Makes conforming amendments to the reporting requirement in Act 126 (2016). Extends the repeal and reenactment provision for Act 126 (2016) by seven years, from June 30, 2019 to June 30, 2026. (HB1326 HD2)

44. Ala Wai Canai, SB77, SD3, passed EEP/WLH, referred to FIN, no hearing set

Authorizes the Department of Budget and Finance to enter into a financing agreement in an amount not to exceed \$125,000,000 to fund the local match for the Ala Wai Flood Risk Management Project. Appropriates funds for fiscal biennium 2019-2021 for the Ala Wai Flood Risk Management Project. (SB77 HD1)

45. Rapid Ohia Death, HB 1548, HD1, passed WTL/AEN, referred to WAM, no hearing set Appropriates funds to the Department of Land and Natural Resources to study and combat rapid ohia death. (SD1) 46. Solid Waste Disposal, SB1242, passed EEP, JUD Hearing: Monday, 03-25-19 2:00PM in House conference room 325.

Amends DOH's solid waste management goals by repealing outdated goals, reducing solid waste stream prior to disposal by seventy per cent by January 1, 2030, and establishing a goal of source reduction of fifty per cent by 2030. (SB1242 HD1)

47. Electric Vehicle Charging System Rebate, HB 1585, HD1, passed EET/TRS, referred WAM, no hearing set

Requires the public utilities commission to provide rebates to persons who install a new electric vehicle charging system or upgrade an existing electric vehicle charging system. Establishes the electric vehicle charging system rebate program administrator. Creates, and appropriates moneys out of, the electric vehicle charging system rebate program special fund. Amends the uses for which funds from the energy security special fund may be used. Effective 7/1/2100. (SD1)

- **48. Low-Income Renter's Credit, SB885, SD1, passed HSG, referred to FIN, no hearing set** Increases the maximum value of the low-income household renters credit to \$150 per qualified exemption for households. Adjusts and provides income threshold tiers for based on filing status. (SB885 HD1)
- 49. Land for Ohana Zones, HB 257, HD2, passed HMS/HOU, referred to WAM, no hearing set

Authorizes the use of private lands for the ohana zones pilot program. Provides additional time for the implementation of the ohana zones pilot program to June 30, 2023. Extends the emergency department homelessness assessment pilot program and the medical respite pilot program to June 30, 2020. Effective 7/1/2030. (SD1)

- **50.** Ohana Zones Expansions, SB1131, SD2, passed HSH/HSG, referred to FIN, no hearing set Increases the number of Ohana Zone sites. Includes private property owned by non-profit organizations under a public-private partnership as potential Ohana Zone locations. Requires additional information in the reports to the Legislature. Extends the time to implement the Ohana Zones Pilot Program. Appropriates funds. (SB1131 HD1)
- 51. Mobile Clinics for Homelessness, SB526, SD2, passed HSH, referred to FIN, no hearing set

Appropriates funds for the Department of Human Services to purchase, staff, and operate two mobile outreach services to serve homeless persons; provided that one of the mobile outreach services shall be allocated to the county of Hawaii. Requires matching funds. (SB526 HD1)

Failed

52. Election Recounts HB 428, HD1, Failed no JDC/WAM hearings

Requires automatic recount when difference between two candidates is 100 votes or less or 0.5 percent

53. Capitol Security, HB 1488, HD1, Failed no hearings in the Senate

Requires DAGS, in consultation with the Legislature and appropriate agencies, to develop and implement an enhanced security plan for the State Capitol. Appropriates funds to DAGS for enhanced security measures and security improvements, including vehicular barriers and to PSD to purchase or lease security screening equipment and contract private screening personnel for the State Capitol.

54. County Hotel Tax, SB 196, SD2, Failed, no hearings in TIA and FIN

Authorizes counties to levy a county surcharge on transient accommodations tax in their respective counties pursuant to certain conditions. Sunsets on 12/31/2036. (SD2)

55. Resort Fee Tax, SB 714, SD2, Failed no hearings in House TIA and FIN

Imposes the transient accommodations tax on resort fees that are calculated separately from the advertised transient accommodation's rate. Clarifies the calculation of the transient accommodations tax. Amends the formula for transient accommodations tax to be collected from time shares by increasing the base on which time share occupancy is taxed from one-half of the gross daily maintenance fees paid by the owner and are attributable to the time share unit to one hundred per cent of the gross daily maintenance fees. Requires transient accommodations intermediaries to register with the director of taxation before arranging to furnish transient accommodations at noncommissioned negotiated contract rates. Specifies that the transient accommodations tax is to be collected from transient accommodations intermediaries who arrange transient accommodations operators. Applies to taxable years beginning after 12/31/2019. (SD2)

56. Conveyance Tax SB1362, SD1, Failed, no hearings in HSG, FIN

Raises the conveyance tax rates for residential investment properties with a value of at least \$2,000,000. Exempts affordable housing qualified by the Hawaii Housing Finance and Development Corporation from the conveyance tax. (SD1)

57. Carbon Tax SB 1362, SD1, Failed, no hearings in EEP/EDB, FIN

Replaces the environmental response, energy, and food security tax with a carbon emissions tax. Repeals state fuel taxes under the fuel tax law. Requires the Department of Business, Economic Development, and Tourism to submit an annual report to the Legislature. Takes effect 7/1/2050; provided that repeal of the fuel tax credit for

commercial fishers takes effect on 1/1/2051 and shall apply to taxable years beginning after 12/31/2019. (SD2)

58. Public School Jurisdiction, SB 171, SD2, LHE deferred

Creates a county education task force to establish a process for the transfer of jurisdiction over all public schools, including all state public education functions and funding, from the State to the county in which the public school is located. Requires report to legislature prior to the convening of the Regular Session of 2021. Effective 7/1/2050. (SD2)

59. Workforce Readiness, SB 371, SD2, LAB/LHE deferred

Establishes a Workforce Readiness Program within the Department of Education to allow students to graduate from an extended high school enrollment with an industry-recognized associate's degree to complement the student's high school diploma. Appropriates moneys to develop and implement the program, including (2.0) FTE Educational Specialist II staff positions and (7.0) FTE District Office Teachers. Effective 7/1/2050. (SD2)

60. County Wages, HB96, HD1, Referred to LCA/PSM, WAM

Authorizes each county to establish a minimum wage that is a higher wage than the state minimum wage under Chapter 387, Hawaii Revised Statutes. (HB96 HD1)

61. Housing Discrimination, SB122, SD2, Referred to HSG, CPC, JUD, no hearings had

Prohibits discrimination, including in advertisements for available real property, based on participation in a housing assistance program, or requirements related to participation in housing assistance programs, in real estate transactions and requirements. (SD2)

62. Check Cashing, HB332, HD1, Referred to LCA, JDC, no hearings had

Requires check cashers to be registered with DCCA and to offer a voluntary payment plan to customers under certain circumstances. Establishes the terms of voluntary payment plans. Clarifies that a customer may only have one outstanding deferred deposit transaction from any source. Amends notices to customers required of check cashers. Removes the exemption for persons engaged in the bona fide retail sale of goods or services. Requires the Auditor to conduct a sunrise analysis of the regulation of payday lenders and deferred deposit agreements in the State. (HB332 HD1)

63. Jail Purchase, HB1177, HD1, PSM/GVO, Deferred

Appropriates funds to purchase the Honolulu Federal Detention Center. (HB1177 HD1)

64. Manslaughter, HB 951, HD1, JDC no hearing

Amends the offense of manslaughter to include cases where a person knowingly distributes a dangerous drug in any amount and another person dies as a result of ingesting that drug. (HB951 HD1)

65. Sex Offenders, HB 508 HD1, referred to JDC, WAM, no hearings set.

Requires persons arrested for felony sexual offenses to provide a DNA sample. Defines felony sexual offenses. Provides for the destruction of DNA samples and expungement of a DNA database profile when appropriate. Makes an appropriation for the costs of DNA collection and expungement. (HB508 HD1)

66. Sanctuary State, SB557, SD1, referred to PVM, LMG, JUD, FIN, no hearings set

Prohibits state and county law enforcement agencies from complying with federal immigration detainers or honoring requests for non-public information unless specifically required to do so by a warrant signed by a judge or provisions of federal, state, or county law. Effective 7/1/2050. (SD1)

67. Coastal Properties, SB1126, SD2, Referred to WLH/EEP, CPC, JUD, no hearings set

Beginning on November 1, 2019, requires all vulnerable coastal property sales or transfers to include a sea level rise hazard exposure statement to ensure that new property owners and transferees understand the special hazards, requirements, and limitations that may affect the property. Requires sellers to include whether property is within a sea level rise exposure area in the disclosure statement provided to the buyer. Takes effect 12/31/2050. (SD2)

68. Polystyrene Ban, SB11, SD1, EEP/EDB, CPC/JUD, FIN, no hearings set

Prohibits restaurants from serving prepared foods using polystyrene foam containers statewide. Authorizes the Department of Health to adopt rules. Takes effect on December 31, 2020. (SD1)

69. Single-use Straw Ban, HB 762, HD2, referred to AEN/CPH, JDC/WAM, no hearings set Prohibits a full-service restaurant from providing a single-use plastic straw to a consumer unless requested by the consumer. Takes effect on 7/1/2100. (SD1)

70. Local Housing ("ALOHA"), SB1, SD2, passed HSG/TRN/WLH, referred to JUD/LAB, FIN, no hearing set

Establishes the ALOHA homes program under the Hawaii Housing Finance and Development Corporation (HHFDC) to facilitate the development of low-cost homes for sale to Hawaii residents on state-owned and county-owned land near rail stations of the Honolulu rail transit system, to be known as the urban redevelopment district. Establishes guidelines within the urban redevelopment district and provisions related to the sale of leasehold interest of ALOHA homes. Exempts lands to which HHFDC holds title and land set aside or leased to HHFDC from the definition of public lands in section 171-2, HRS, except for purposes of accounting for receipts from ceded lands. Establishes and appropriates funds into and out of the ALOHA homes revolving fund. Authorizes HHFDC to sell the leasehold interest in residential condominium units located on state lands for lease terms of 99 years. Effective 7/1/2050. (SD2)