



# OFFICE OF PLANNING STATE OF HAWAII

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GOVERNOR

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Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning  
before the  
**HOUSE COMMITTEE ON FINANCE**  
Thursday, April 1, 2021  
1:30 PM  
Via Videoconference

in consideration of  
**SB 225, SD1, HD1**  
**RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.**

Chair Luke, Vice Chair Cullen, and Members of the House Committee on Finance:

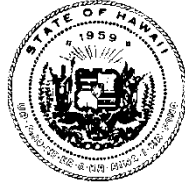
The Office of Planning (OP) **supports** SB 225, SD1, HD1, which would amend Hawai'i Revised Statutes (HRS) § 201H-191.5, regional state infrastructure subaccounts, to allow the Hawai'i Housing Development and Financing Corporation (HHFDC) to assess the cost of regional infrastructure improvement projects undertaken by HHFDC to transit-oriented development (TOD) projects that benefit from the improvements. The bill would also task the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) with making recommendations on requests for grants and loans for TOD-related capital improvement program (CIP) projects.

The cost of off-site infrastructure is a major barrier to achievement of TOD potential statewide. The bill would facilitate State investment in needed TOD infrastructure by allowing HHFDC to recover costs to help offset the significant upfront cost of regional infrastructure.

As co-chair of the TOD Council, OP also welcomes the TOD Council's role in reviewing requests for regional infrastructure subaccount funds. The TOD Council can provide valuable input on the alignment of these funding requests with the principles and regional TOD priorities contained in the *State Strategic Plan for Transit-Oriented Development* issued by the TOD Council.

Thank you for the opportunity to testify on this measure.

DAVID Y. IGE  
GOVERNOR



DENISE ISERI-MATSUBARA  
INTERIM EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
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IN REPLY REFER TO:

Statement of  
**DENISE ISERI-MATSUBARA**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON FINANCE**

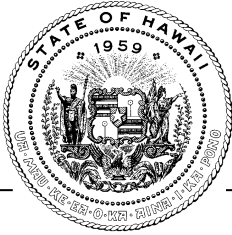
April 1, 2021 at 1:30 p.m.  
State Capitol, Room 308

In consideration of  
**S.B. 225, S.D. 1, H.D. 1**  
**RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.**

HHFDC **strongly supports** S.B. 225, S.D.1, H.D. 1. This bill amends §201H-191.5, HRS, by authorizing the HHFDC to assess transit-oriented development projects for the cost of regional infrastructure improvements from which they benefit and setting for the methodology by which the assessments may be made. The bill also specifically adds the Hawaii Interagency Council on Transit-Oriented Development as a state agency body that shall make recommendations on applications for subaccount funds for infrastructure projects relating to transit-oriented development.

We respectfully request the Committee to amend the bill's effective date to July 1, 2021.

Thank you for the opportunity to testify.



# HAWAII INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

DAVID Y. IGE  
GOVERNOR

MARY ALICE EVANS  
CO-CHAIR

DENISE ISERI-MATSUBARA  
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Statement of  
**MARY ALICE EVANS AND DENISE ISERI-MATSUBARA**  
Co-chairs

Hawai'i Interagency Council for Transit-Oriented Development  
before the

**HOUSE COMMITTEE ON FINANCE**

Thursday April 1, 2021

1:30 PM

Via Videoconference

in consideration of

**SB 225, SD1, HD1**

**RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.**

Chair Luke, Vice Chair Cullen, and Members of the House Committee on Finance.

On behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council), we offer this testimony in **strong support** of SB 225, SD1, HD1. The TOD Council, a 25-member cross-sector, statewide advisory body, is charged with coordinating and facilitating State agency TOD planning, and facilitating consultation and collaboration between the State and the counties in support of State and county TOD and Smart Growth initiatives across Hawai'i.

SB 225, SD1, HD1 would support TOD infrastructure investment statewide by enabling cost recovery for regional infrastructure improvement projects funded from infrastructure subaccounts, and by giving the TOD Council a role in reviewing requests for regional infrastructure subaccount funds. This new role would enable the Council to ensure the alignment of infrastructure fund requests with regional TOD needs and priorities identified in the *State Strategic Plan for Transit-Oriented Development* to promote the realization of TOD potential statewide.

Thank you for the opportunity to testify on this measure.



February 23, 2021

Representative Sylvia Luke, Chair  
Representative Ty J.K. Cullen, Vice Chair  
House Committee on Finance

**Testimony in Support of SB 225, SD1, HD1, RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS (Specifies that the cost of regional infrastructure improvements made by the Hawaii housing finance and development corporation may be assessed against transit-oriented development projects specially benefiting from the improvements, as determined by the corporation. Requires the Hawaii interagency council for transit-oriented development to review and make recommendations on applications for subaccount funds for infrastructure projects related to transit-oriented development. Effective 7/1/2050. [HD1])**

**Thursday, April 1, 2021, 1:30 p.m., Conference Room 308, via Videoconference**

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. LURF's mission is to research, educate and advocate for reasonable, rational, and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while being good stewards of Hawaii's significant natural and cultural resources, and safeguarding public health and safety.

LURF appreciates the opportunity to express its **strong support of SB 225, SD1, HD1.**

**SB 225, SD1, HD1.** The cost of offsite infrastructure is a major barrier to the success of transit-oriented development (TOD) projects. This measure will help facilitate state investment in needed infrastructure by allowing Hawaii Housing Finance and Development Corporation (HHFDC) to recover a fair share portion of the significant upfront costs of regional infrastructure through assessments against projects that specially benefit from those infrastructure improvements. This measure also requires the Hawaii Interagency Council for Transit-Oriented Development to review and make recommendations on applications for subaccount funds for TOD-related infrastructure projects.

For the reasons stated above, LURF is in **strong support of SB 225, SD1, HD1**, and respectfully urges your favorable consideration of this bill.

Thank you for the opportunity to present testimony regarding this matter.

**SB-225-HD-1**

Submitted on: 3/30/2021 1:20:03 PM

Testimony for FIN on 4/1/2021 1:30:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
John D. Smith	Individual	Support	No

Comments:

I support this to be passed through legislature.