Honolulu, Hawaii

FEB 12 , 2021

RE: H.B. No. 1130 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2021 State of Hawaii

Sir:

Your Committees on Transportation and Housing, to which was referred H.B. No. 1130 entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT," beg leave to report as follows:

The purpose of this measure is to:

- (1) Require the Office of Planning to hire a contractor to, among other things, identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure;
- (2) Require the contractor to consult with representatives of certain government entities;
- (3) Require the Office of Planning to report to the Legislature on its findings and recommendations; and
- (4) Appropriate funds.

Your Committees received testimony in support of this measure from the Office of Planning and one individual.

Your Committees find that transit-oriented development will play a key role in solving the lack of affordable housing in the State. However, your Committees note that there are barriers to the timely delivery of public infrastructure. Infrastructure deficits are one of the biggest barriers to achieving transit-oriented development statewide. This measure will maximize the use of value capture mechanisms to help offset the significant upfront costs of public infrastructure investment, thereby overcoming these barriers to provide transit-oriented development in the State.

Your Committees have amended this measure by:

- (1) Deleting the general fund appropriation and instead authorizing the Director of Finance to issue general obligation bonds in an unspecified amount;
- (2) Changing its effective date to July 1, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

While your Committees have inserted a blank general obligation bond amount, the original amount to be appropriated out of the general revenues for this measure was \$300,000. As this measure proceeds through the legislative process, your Committees ask that the original appropriation amount be taken into consideration.

As affirmed by the records of votes of the members of your Committees on Transportation and Housing that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1130, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1130, H.D. 1, and be referred to your Committee on Water & Land.

STAND. COM. REP. NO. 209
Page 3

Respectfully submitted on behalf of the members of the Committees on Transportation and Housing,

NADINE K. NAKAMURA, Chair

HENRY J.C. AQUINO, Chair

State of Hawaii House of Representatives

The Thirty-first Legislature **HSCL 209**Record of Votes of the Committee on Transportation

| Bill/Resolution No.: | Committee Referral: | | Date: | | | | |
|--|---------------------|----------|---|---------|--|--|--|
| HB 1130 | TRN/HSG. WAL. | , FIN | 2/10/21 | | | | |
| ☐ The committee is reconsidering its previous decision on the measure. | | | | | | | |
| The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit) | | | | | | | |
| TRN Members | Ayes | Ayes (WR |) Nays | Excused | | | |
| 1. AQUINO, Henry J.C. (C) | × | | | | | | |
| | | | | | | | |
| 2. ILAGAN, Greggor (VC) | * | | | | | | |
| | | | | | | | |
| 3. DeCOITE, Lynn | X | 31.2 | | | | | |
| | | | | | | | |
| 4. HASHIMOTO, Troy N. | <u> </u> | | *************************************** | | | | |
| | | | | | | | |
| 5. KITAGAWA, Lisa | X | | ternel e de | | | | |
| 6 NAVAMUDA Nadina V | | | | | | | |
| 6. NAKAMURA, Nadine K. | | | | | | | |
| 7. TAKUMI, Roy M. | 4 | | | | | | |
| | | | | | | | |
| 8. MATSUMOTO, Lauren | | | | | | | |
| , | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | - | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| TOTAL (8) | 8 | 0 | 0 | 0 | | | |
| The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s) | | | | | | | |
| Vice Chair's or designee's signature: | | | | | | | |
| Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO | | | | | | | |

State of Hawaii House of Representatives The Thirty-first Legislature

Hsce 209

Record of Votes of the Committee on Housing

| | nmittee Referral: | ET II Date: | -1021 | | | | |
|---|-------------------|-------------|-------|---------|--|--|--|
| HB 1130 TRN/HSG, WAC, FIN 2 10 121 ☐ The committee is reconsidering its previous decision on the measure. | | | | | | | |
| The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit) | | | | | | | |
| HSG Members | Ayes | Ayes (WR) | Nays | Excused | | | |
| 1. NAKAMURA, Nadine K. (C) | | | | | | | |
| | | | | | | | |
| 2. HASHIMOTO, Troy N. (VC) | | | | | | | |
| | | | | | | | |
| 3. AQUINO, Henry J.C. | | | | | | | |
| A D COVER I | | | v | | | | |
| 4. DeCOITE, Lynn | | | | | | | |
| 5. ILAGAN, Greggor | | | | | | | |
| | | | | | | | |
| 6. KITAGAWA, Lisa | V | | | | | | |
| | | | | | | | |
| 7. TAKUMI, Roy M. | | | | | | | |
| | | | | | | | |
| 8. McDERMOTT, Bob | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| TOTAL (8) | 8 | 0 | 0 | 2 | | | |
| The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s) | | | | | | | |
| Vice Chair's or designee's signature: | | | | | | | |
| Distribution: Original (White) - Committee Duplicate (Yellow) - Chief Clerk's Office Duplicate (Pink) - HMSO | | | | | | | |