STAND. COM. REP. NO.



Honolulu, Hawaii MAR 19 , 2021

RE: S.B. No. 225

> S.D. 1 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 Housing and Transportation, to which was referred S.B. No. 225, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS,"

beg leave to report as follows:

The purpose of this measure is to:

- (1) Allow the cost of regional infrastructure improvements undertaken by the Hawaii Housing Finance and Development Corporation to be assessed against transit-oriented development projects that specifically benefit from the improvements; and
- (2) Require the Hawaii Interagency Council for Transit-Oriented Development to review and make recommendations on applications for Dwelling Unit Revolving Fund subaccount funds for infrastructure projects related to transit-oriented development.

Your Committees received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation, Office of Planning, Hawaii Interagency Council for Transit-Oriented Development, and one individual.

Your Committees find that the cost of off-site infrastructure is a major barrier to achieving transit-oriented development statewide. This measure would facilitate the State's investment in transit-oriented development infrastructure by allowing the Hawaii Housing Finance and Development Corporation to fix assessments against real property specially benefiting from the improvements, thereby offsetting their significant upfront costs.

Your Committees have amended this measure by:

- (1) Incorporating certain mechanics for the assessments, including methods that may be used in calculating their value, and specifying that sums collected shall be deposited in the Dwelling Unit Revolving Fund; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the records of votes of the members of your Committees on Housing and Transportation that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 225, S.D. 1, as amended herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 225, S.D. 1, H.D. 1, and be referred to your Committee on Water & Land.

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

HENRY J.C. AOUINO, Chair

NADINE K NAKAMURA Chair

State of Hawaii House of Representatives The Thirty-first Legislature

HSCR 1090

Record of Votes of the Committee on Housing

Bill/Resolution No.: SB 285, SD 1 HS6 TRN, WAL, FIN Date: 3/18/21							
☐ 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)							
HSG Members	Ayes	Ayes (WR)	Nays	Excused			
1. NAKAMURA, Nadine K. (C)	×						
2. HASHIMOTO, Troy N. (VC)	SERVICE SERVICE			X			
3. AQUINO, Henry J.C.	¥						
4. DeCOITE, Lynn	×						
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The recommendation is: If joint referral, did not support recommendation. Committee acronym(s) Commit							
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



Record of Votes of the Committee on Transportation

Bill/Resolution No.: S客225, SD	Committee Referral:	Date	3/18/21				
☐ 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	×						
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The recommendation is: Adopted If joint referral, did not support recommendation. committee acronym(s)							
Vice Chair's or designee's signature:							
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