

JAN 27 2021

A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that adequate public
2 infrastructure capacity is critical to increasing affordable
3 housing stock, economic opportunity, and community well-being in
4 transit-oriented development areas. Infrastructure deficits
5 hinder and delay public and private investment in affordable
6 housing projects in transit-oriented communities. Key barriers
7 to the timely delivery of public infrastructure are lack of
8 funding, competing demands for limited public funds, and the
9 multiplicity of entities responsible for the planning and
10 construction of the infrastructure systems needed to support
11 communities.

12 The legislature further finds that in overcoming these
13 barriers, there is a need to find ways to maximize the use of
14 value capture mechanisms to help offset the significant upfront
15 costs of public infrastructure investment and effectively cost-
16 share infrastructure investments among parties that benefit from
17 the value created by those investments.



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1 The legislature also finds that effective cost-sharing and
2 use of value capture mechanisms require interagency, often
3 interjurisdictional, agreements as to responsibilities, timing
4 of infrastructure investment and delivery, and cost recovery,
5 for successful infrastructure delivery and maintenance.

6 The purpose of this Act is to:

- 7 (1) Require the office of planning to hire a contractor
8 to, among other things, identify and assess
9 alternative financing, project delivery, and cost
10 recovery mechanisms to recapture the State's upfront
11 investment in transit-oriented development
12 infrastructure;
- 13 (2) Require the contractor to consult with representatives
14 of certain government entities in conducting the
15 study;
- 16 (3) Require the office of planning to report to the
17 legislature on its findings and recommendations; and
- 18 (4) Appropriate funds.

19 SECTION 2. (a) The office of planning shall hire a
20 contractor who shall work with the office of planning to:



- 1 (1) Identify and assess alternative financing, project
2 delivery, and cost recovery mechanisms to recapture
3 the State's upfront investment in transit-oriented
4 development infrastructure;
- 5 (2) Apply the most promising financing, cost recovery, and
6 project delivery tools to one transit-oriented
7 development site in each county;
- 8 (3) Analyze barriers and strategies to implement
9 alternative financing, project delivery, and cost
10 recovery mechanisms for transit-oriented development;
11 and
- 12 (4) Make recommendations, including any proposed
13 legislation, needed to implement the tools listed in
14 paragraph (2) for transit-oriented development.
- 15 (b) The contractor hired pursuant to subsection (a) shall
16 consult with the following persons in carrying out the duties
17 listed in subsection (a):
- 18 (1) The director of the office of planning;
- 19 (2) The executive director of the Hawaii housing finance
20 and development corporation;
- 21 (3) The chief of staff of office of the governor;



- 1 (4) The director of budget and finance;
- 2 (5) The executive director of the Hawaii community
- 3 development authority;
- 4 (6) The house of representatives capital improvement
- 5 project's manager;
- 6 (7) The senate capital improvement project's manager;
- 7 (8) One member of the house of representatives to be
- 8 designated by the speaker of the house of
- 9 representatives;
- 10 (9) One member of the senate to be designated by the
- 11 president of the senate; and
- 12 (10) The mayor of each county.
- 13 (c) The office of planning shall submit a report of its
- 14 findings and recommendations, including any proposed
- 15 legislation, to the legislature no later than twenty days prior
- 16 to the convening of the regular session of 2023.

17 SECTION 3. There is appropriated out of the general
18 revenues of the State of Hawaii the sum of \$300,000 or so much
19 thereof as may be necessary for fiscal year 2021-2022 and the
20 same sum or so much thereof as may be necessary for fiscal year



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1 2022-2023 to carry out the duties listed in section 2 of this
2 Act.

3 The sums appropriated shall be expended by the office of
4 planning for the purposes of this Act.

5 SECTION 4. This Act shall take effect on July 1, 2021.

6

INTRODUCED BY:


By Request



S.B. NO. 986

Report Title:

Transit-oriented Development; Alternative Financing; Report; Appropriation

Description:

Requires 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. Requires the contractor to consult with representatives of certain government entities. Requires the office of planning to report its findings to the legislature. Appropriates funds.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

