



OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS
Director, Office of Planning
before the
HOUSE COMMITTEE ON WATER AND LAND
Tuesday, February 16, 2021
8:30 AM
Via Videoconference

in consideration of
HB 1130, HD1
RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Chair Tarnas, Vice Chair Branco, and Members of the House Committee on Water and Land.

The Office of Planning (OP) **strongly supports** HB 1130, HD1, provided that its passage does not adversely impact priorities indicated in the Executive Budget. HB 1130, HD1 would task OP with securing consulting services to explore and develop tools and implementation strategies for alternative financing, project delivery, and cost-recovery for regional or area infrastructure improvements required to support planned transit-oriented development (TOD). The study would require consultation with key State and county decision makers and functional agencies, examine value capture mechanisms that could be used, and explore how these tools could be applied at a site in each county. OP would submit its report and recommendations to the Legislature prior to the start of the 2023 legislative session.

Infrastructure deficits are one of the biggest barriers to achieving TOD potential statewide. Funding for infrastructure investments needed in designated TOD areas was already constrained prior to the COVID-19 pandemic. Potential financing mechanisms were preliminarily explored in a 2020 OP study, which assessed potential financing options for needed infrastructure improvements in three State TOD priority areas along the rail corridor on O‘ahu. Further analysis is now required to determine and refine appropriate tools and actions for financing and cost-sharing of these TOD infrastructure investments.

This bill would provide the means to develop effective strategies for TOD-serving infrastructure financing and delivery—including the strategic use of value capture and delivery mechanisms to provide infrastructure under the dire fiscal conditions the State and counties face.

Thank you for the opportunity to testify on this measure.



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
CO-CHAIR

Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Website: <http://planning.hawaii.gov/state-tod/>

Telephone: (808) 587-2846
Fax: (808) 587-2824

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

Hawaii Interagency Council for Transit-Oriented Development
before the

HOUSE COMMITTEE ON WATER AND LAND

Tuesday, February 16, 2021

8:30 AM

Via Videoconference

in consideration of

HB 1130, HD1

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Chair Tarnas, Vice Chair Branco, and Members of the House Committee on Water and Land.

We offer this testimony on behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) in **strong support** of HB 1130, HD1, which supports the work of the TOD Council and efforts to secure financing for infrastructure for TOD. The TOD Council is comprised of 25 members representing State agencies, the counties, the Senate and House of Representatives, the Honolulu office of the U.S. Department of Housing and Urban Development, and affordable housing, business, and development interest groups. The TOD Council 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.

The bill would authorize the conduct of a study to develop tools and implementation strategies for alternative financing, project delivery, and cost-recovery for regional or area infrastructure improvements required to support planned transit-oriented development (TOD)—an issue of great concern and importance to individual TOD Council agency members as well as for TOD statewide.

As regional infrastructure is provided by State and county agencies, the study would provide a forum for the State and the counties to work together to find solutions to paying for and building infrastructure capacity that facilitates the realization of TOD in compact, mixed-use communities integrated with public transit.

Thank you for the opportunity to testify.