

SB-225-SD-1

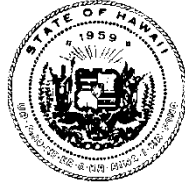
Submitted on: 3/16/2021 7:49:09 AM

Testimony for HSG on 3/18/2021 9:05:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Dean Minakami HHFDC	DBEDT-HHFDC	Support	No

Comments:

I am available for questions.



STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

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

**HOUSE COMMITTEE ON HOUSING
HOUSE COMMITTEE ON TRANSPORTATION**

March 18, 2021 at 9:05 a.m.
State Capitol, Room 423

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

HHFDC ***strongly supports*** S.B. 225, S.D.1, ***with requested amendments***. 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. 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.

HHFDC requests the insertion of more specific language regarding how HHFDC may make infrastructure improvement assessments which is consistent with how the Hawaii Community Development Authority assess real property in an assessment area, into the S.D. 1, as follows. Starting on page 2, line 14 of the S.D. 1, we respectfully request that subsection (d) be amended to read as follows:

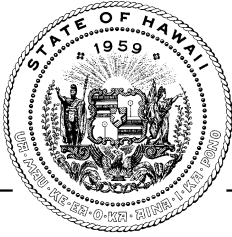
(d) Whenever the corporation shall undertake, or cause to be undertaken, a regional infrastructure improvement project, the cost of providing regional infrastructure improvements may be assessed against transit-oriented development projects specifically benefiting from the improvements, as determined by the corporation.

(1) The corporation may fix the assessments against real property specially benefited. All

assessments made pursuant to this subsection shall be a statutory lien against each lot or parcel of land assessed from the date of the notice declaring the assessment until paid and the lien shall have priority over all other liens except the lien of property taxes. As between liens of assessments, the earlier lien shall be superior to the later lien.

- (2) Notwithstanding any other law to the contrary, in assessing real property specially benefiting from improvements, the corporation may utilize various methods including, but not limited to:
 - (A) Assessment on a frontage basis;
 - (B) According to the area of real property for transit-oriented development projects;
 - (C) According to the area of real property within an assessment area;
 - (D) Any other assessment method which assesses the real property according to the special benefit conferred; or
 - (E) Any combination thereof.
- (3) The corporation shall adopt rules pursuant to chapter 91, providing for the method of assessment of real properties specially benefited.
- (4) All sums collected under this subsection shall be deposited in the dwelling unit revolving fund established pursuant to section 201H-191.

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
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
Hawai'i Interagency Council for Transit-Oriented Development
before the
HOUSE COMMITTEE ON HOUSING
AND
HOUSE COMMITTEE ON TRANSPORTATION
Thursday, March 18, 2021
9:05 AM
Via Videoconference

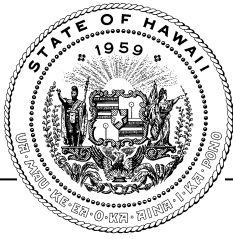
in consideration of
SB 225, SD1
RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.

Chairs Nakamura and Aquino, Vice Chairs Hashimoto and Ilagan, and Members of the House Committees on Housing and Transportation.

We offer this testimony in **support** of SB 225, SD1 on behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council). 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.

SB 225, SD1 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.



OFFICE OF PLANNING STATE OF HAWAII

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/>

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

Statement of
MARY ALICE EVANS
Director, Office of Planning
before the
**HOUSE COMMITTEE ON HOUSING
AND
HOUSE COMMITTEE ON TRANSPORTATION**

Thursday, March 18, 2021

9:05 AM

Via Videoconference

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

Chairs Nakamura and Aquino, Vice Chairs Hashimoto and Ilagan, and Members of the House Committees on Housing and Transportation.

The Office of Planning (OP) **supports** SB 225, SD1, 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.

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.

LATE

SB-225-SD-1

Submitted on: 3/17/2021 9:17:52 AM

Testimony for HSG on 3/18/2021 9:05:00 AM

Submitted By	Organization	Testifier Position	Present at Hearing
Patricia Blair	Individual	Support	No

Comments:

Much needed! I support!