
From: mailinglist@capitol.hawaii.gov
Sent: Thursday, February 24, 2011 8:09 AM
To: WAM Testimony
Cc: darakawa@lurf.org
Subject: Testimony for SB141 on 2/24/2011 9:00:00 AM
Attachments: 110224 SB 141 SD FINANCING FOR LAND - CFD'S (WAM) dza.doc

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Testimony for WAM 2/24/2011 9:00:00 AM SB141

Conference room: 211
Testifier position: support
Testifier will be present: No
Submitted by: David Z. Arakawa
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Submitted on: 2/24/2011

Comments:



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February 24, 2011

Senator David Y. Ige, Chair and Senator Michelle N. Kidani, Vice Chair
Senate Committee on Ways and Means

Support of and recommended amendments to SB 141, SD 1, Relating to Land-Secured Financing (Expands authority of counties to use land-based financing to support operating costs and maintenance of capital improvements for certain county services provided within improvement districts and community facilities districts. Authorizes counties to use up to five per cent of the assessment or tax revenues to cover related costs.)

Thursday, February 24, 2011 at 9:00 a.m. in CR 211

My name is Dave Arakawa, and I am the Executive Director of the Land Use Research Foundation of Hawaii (LURF), a private, non-profit research and trade association whose members include major Hawaii landowners, developers and a utility company. One of LURF's missions is to advocate for reasonable, rational and equitable land use planning, legislation and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii's significant natural and cultural resources and public health and safety.

LURF appreciates the opportunity to provide our testimony **in support of SB 141, SD 1**, which expands the authority of counties to use land-based financing to support operating costs and maintenance of capital improvements for certain county services provided within improvement districts and community facilities districts; and authorizes counties to use up to five per cent of the assessment or tax revenues to cover related costs. **LURF also respectfully recommends that the purpose clause and other portions of the bill be amended to clarify that the law also may be applied to support existing developments and areas, in addition to what appears to be the current focus of the bill on new developments.**

SB 141, SD 1. This bill proposes to amend Sections 46-80 and 46-80.1, Hawaii Revised Statutes (HRS) to expand the authority of counties to use land-based financing to support operating costs for certain county services provided within improvement districts and community facilities districts. SB 141, SD1 also adds county maintenance of the capital improvements to be land-based financed and authorizes counties to use up to five per cent of the assessment or tax revenues to cover administrative expenses in creating and administering the district and the associated assessments, fees, and taxes.

LURF's Position. While the existing HRS Sections 46-80 and 46-80.1, already authorize the counties to use land-secured financing to create improvement districts and community facilities districts to finance capital infrastructure improvements and other

special improvements, this bill provides more flexibility and financial options for the counties to utilize such financing when appropriate to support the construction of capital improvements, as well as the operating costs and maintenance of capital improvements for certain county services provided within improvement districts and community facilities districts.

Additionally, to allow existing developments or areas to benefit from the new flexibility and financial options provided by this bill, **LURF respectfully recommends that the purpose clause and other portions of the bill be amended to clarify that the law also may be applied to support existing developments and areas, in addition to what appears to be the current focus of the bill on new developments.**

LURF is in **support of SB 141, SD 1 and the proposed amendments**, and respectfully urges your favorable consideration of this bill and the proposed amendments.

Thank you for the opportunity to present testimony regarding this matter.