

STAND. COM. REP. NO.

1096

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.

2021-2560 SB225 HD1 HSCR HMSO



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. AQUINO, Chair


NADINE K. NAKAMURA, Chair



