



# OFFICE OF PLANNING STATE OF HAWAII

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Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning  
before the  
**HOUSE COMMITTEE ON WATER AND LAND**  
Tuesday, March 23, 2021  
8:30 AM  
Via Videoconference

in consideration of  
**SB 225, SD1, HD1**  
**RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.**

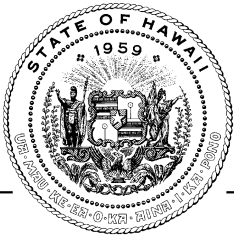
Chair Tarnas, Vice Chair Branco, and Members of the House Committee on Water and Land.

The Office of Planning (OP) **supports** SB 225, SD1, HD1, 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.



**HAWAII INTERAGENCY COUNCIL FOR  
TRANSIT-ORIENTED DEVELOPMENT**  
**DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM**

DAVID Y. IGE  
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CO-CHAIR

DENISE ISERI-MATSUBARA  
CO-CHAIR

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Statement of  
**MARY ALICE EVANS AND DENISE ISERI-MATSUBARA**  
Co-chairs  
Hawai'i Interagency Council for Transit-Oriented Development  
before the  
**HOUSE COMMITTEE ON WATER AND LAND**  
Tuesday, March 23, 2021  
8:30 AM  
Via Videoconference

in consideration of  
**SB 225, SD1, HD1**  
**RELATING TO INFRASTRUCTURE IMPROVEMENT DISTRICTS.**

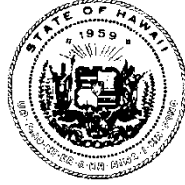
Chair Tarnas, Vice Chair Branco, and Members of the House Committee on Water and Land.

We offer this testimony in **strong support** of SB 225, SD1, HD1, 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, HD1 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.

DAVID Y. IGE  
GOVERNOR



DENISE ISERI-MATSUBARA  
INTERIM EXECUTIVE DIRECTOR

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
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IN REPLY REFER TO:

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

**HOUSE COMMITTEE ON WATER & LAND**

March 23, 2021 at 8:30 a.m.  
State Capitol, Room 430

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

HHFDC **strongly supports** S.B. 225, S.D.1, H.D. 1. 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 and setting for the methodology by which the assessments may be made. 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.

We respectfully request the Committee to amend the bill's effective date to July 1, 2021.

Thank you for the opportunity to testify.