

STAND. COM. REP. NO.

209

Honolulu, Hawaii

FEB 12 , 2021

RE: H.B. No. 1130  
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 Transportation and Housing, to which was referred H.B. No. 1130 entitled:

"A BILL FOR AN ACT RELATING TO TRANSIT-ORIENTED DEVELOPMENT,"

beg leave to report as follows:

The purpose of this measure is to:

- (1) Require the Office of Planning to hire a contractor to, among other things, identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure;
- (2) Require the contractor to consult with representatives of certain government entities;
- (3) Require the Office of Planning to report to the Legislature on its findings and recommendations; and
- (4) Appropriate funds.

Your Committees received testimony in support of this measure from the Office of Planning and one individual.

2021-1531 HB1130 HD1 HSCR HMSO



Your Committees find that transit-oriented development will play a key role in solving the lack of affordable housing in the State. However, your Committees note that there are barriers to the timely delivery of public infrastructure. Infrastructure deficits are one of the biggest barriers to achieving transit-oriented development statewide. This measure will maximize the use of value capture mechanisms to help offset the significant upfront costs of public infrastructure investment, thereby overcoming these barriers to provide transit-oriented development in the State.

Your Committees have amended this measure by:

- (1) Deleting the general fund appropriation and instead authorizing the Director of Finance to issue general obligation bonds in an unspecified amount;
- (2) Changing its effective date to July 1, 2050, to encourage further discussion; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

While your Committees have inserted a blank general obligation bond amount, the original amount to be appropriated out of the general revenues for this measure was \$300,000. As this measure proceeds through the legislative process, your Committees ask that the original appropriation amount be taken into consideration.

As affirmed by the records of votes of the members of your Committees on Transportation and Housing that are attached to this report, your Committees are in accord with the intent and purpose of H.B. No. 1130, as amended herein, and recommend that it pass Second Reading in the form attached hereto as H.B. No. 1130, H.D. 1, and be referred to your Committee on Water & Land.



Respectfully submitted on  
behalf of the members of the  
Committees on Transportation  
and Housing,

  
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NADINE K. NAKAMURA, Chair

  
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HENRY J.C. AQUINO, Chair





