



# OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE  
GOVERNOR

MARY ALICE EVANS  
DIRECTOR  
OFFICE OF PLANNING

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/>

Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning  
before the  
**SENATE COMMITTEE ON WAYS AND MEANS**  
Tuesday, April 6, 2021  
9:30 AM  
Via Videoconference

in consideration of  
**HB 1130, HD2, SD1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

Chair Dela Cruz, Vice Chair Keith-Agaran, and Members of the Senate Committee on Ways and Means.

The Office of Planning (OP) **strongly supports** HB 1130, HD2, SD1, provided that its passage does not adversely impact priorities indicated in the Executive Budget. HB 1130, HD2, SD1 would task OP with securing consulting services to develop tools and implementation strategies for alternative financing, project delivery, and cost-recovery for regional or area infrastructure improvements required to support planned transit-oriented development (TOD). The study would require consultation with key State and county decision makers and functional agencies, examine value capture mechanisms that could be used, and explore how these tools could be applied at a site in each county. OP would submit its report and recommendations to the Legislature prior to the start of the 2023 legislative session.

Infrastructure deficits are one of the biggest barriers to achieving TOD potential statewide and funding for infrastructure in designated TOD areas was already constrained prior to COVID-19. Potential financing mechanisms were preliminarily explored in a 2020 OP study of financing options in three State TOD priority areas along the rail corridor on O'ahu. Further analysis is now required to determine and refine appropriate tools and actions for financing and cost-sharing of TOD infrastructure investments. This bill would provide the means to develop effective strategies for TOD-serving infrastructure financing and delivery—including the strategic use of value capture and delivery mechanisms to provide infrastructure under the dire fiscal conditions the State and counties face.

OP notes that funding required for the study is estimated at \$300,000 for Fiscal Year 2021-2022.

Thank you for the opportunity to testify on this measure.

**HB-1130-SD-1**

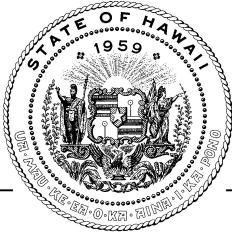
Submitted on: 3/30/2021 3:25:51 PM

Testimony for WAM on 4/6/2021 9:30:00 AM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
STEFANIE Y SAKAMOTO	Testifying for BIA Hawaii	Support	No

Comments:

BIA Hawaii is in support of this bill which would support the building of affordable housing around transit stations.



# 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

**SENATE COMMITTEE ON WAYS AND MEANS**

Tuesday, April 6, 2021

9:30 AM

Via Videoconference

in consideration of  
**HB 1130, HD2, SD1**  
**RELATING TO TRANSIT-ORIENTED DEVELOPMENT.**

Chair Dela Cruz, Vice Chair Keith-Agaran, and Members of the Senate Committee on Ways and Means.

We offer this testimony on behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) in **strong support** of HB 1130, HD2, SD1, which supports the work of the TOD Council and its efforts to secure financing for infrastructure for TOD. The TOD Council is a 25-member multi-sector body 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.

The bill would authorize the conduct of a study to develop tools and implementation strategies for alternative financing, project delivery, and cost-recovery for regional or area infrastructure improvements required to support planned transit-oriented development (TOD)—an issue of great concern and importance to individual TOD Council agency members as well as for TOD statewide.

As regional infrastructure is provided by State and county agencies, the study would provide a forum for the State and the counties to work together to find solutions to paying for and building infrastructure capacity that facilitates the realization of TOD in compact, mixed-use communities integrated with public transit.

We note that an estimate of funding required for the study is in the range of \$300,000 for Fiscal Year 2022. Thank you for the opportunity to offer these comments in support of the measure.