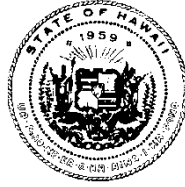


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

Statement of **DEAN MINAKAMI**

Hawaii Housing Finance and Development Corporation
Before the

HOUSE COMMITTEE ON FINANCE

April 02, 2024 at 4:00 p.m.
State Capitol, Room 308

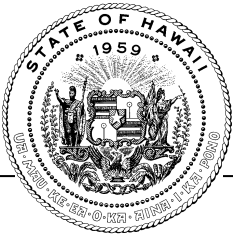
In consideration of
S.B. 2133 HD1
RELATING TO HOUSING.

Chair Yamashita, Vice Chair Kitagawa, and members of the Committee:

HHFDC **supports** SB 2133 HD1, which, among other things, authorizes HHFDC to issue bonds for housing project infrastructure to finance the development of regional state infrastructure projects. It also makes bonds issued by HHFDC for improvements by assessments, and the interest thereon, exempt from most State, county, and municipal taxation. This includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. The bill also authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders.

The cost of off-site infrastructure is a major barrier to the development of housing statewide. These costs are typically paid by private housing developers who, in turn, pass them on to homebuyers and renters in the form of higher prices and rents. This bill will allow HHFDC to facilitate the development of infrastructure required to support new housing projects needed across the state.

Thank you for the opportunity to testify on this bill.



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON FINANCE

Tuesday, April 02, 2024

4:00 PM

State Capitol, Conference Room 308

in consideration of
**BILL NO SB2133, HD1
RELATING TO HOUSING.**

Chair Yamashita, Vice Chair Kitagawa, and Members of the House Committee on Finance:

The Office of Planning and Sustainable Development (OPSD) **supports** Senate Bill 2133, HD1, which authorizes the Hawaii Housing Finance and Development Corporation (HHFDC) to issue bonds for housing project infrastructure and to finance the development of regional state infrastructure projects.

Per the Legislature's direction and funding in Act 88, SLH 2021, Sec. 39, OPSD recently completed the *TOD Infrastructure Finance and Delivery Strategy*, which underscored growing housing needs statewide, and outlined a strategy to target existing and new revenue sources to fund housing production and supportive infrastructure, especially to leverage development on public lands. (see https://files.hawaii.gov/dbedt/op/lud/Reports/TOD_InfraFin_Strategy_20231221.pdf). The study identified the need for regular, predictable revenue sources to help finance regional public infrastructure to facilitate transit-oriented development (TOD) and affordable housing production.

This bill will allow HHFDC to facilitate the development of infrastructure required to support new housing projects needed across the state, especially in well-located TOD areas.

Thank you for the opportunity to testify on this measure.

SB-2133-HD-1

Submitted on: 4/2/2024 4:23:13 PM

Testimony for FIN on 4/2/2024 4:00:00 PM

Submitted By	Organization	Testifier Position	Testify
David Z. Arakawa	Land Use Research Foundation of Hawaii	Support	Written Testimony Only

Comments:

Dear Chair Yamashita, Vice Chair Kitagawa, and Members of the House Committee on Finance,

The Land Use Research Foundation of Hawaii (LURF) is a private, non-profit research and trade association whose members include major Hawaii landowners, developers, and utility companies. 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 is in **strong support of SB 2133, HD1, Relating to Housing**, which authorizes Hawaii Housing Finance and Development Corporation (HHFDC) to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects; exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions; includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts; authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. Its current effective date is 7/1/3000 (HD1)

The cost of off-site infrastructure is a major barrier to the development of housing statewide. By providing state bond financing and funding for housing project infrastructure and regional state infrastructure projects, this measure will facilitate more housing projects and increase the supply of housing and opportunities for Hawaii's residents to own or rent a home.

Based on the above reasons, LURF **strongly supports SB 2133, HD1**, and requests your favorable consideration and its adoption.

Thank you for the opportunity to provide testimony relating to this measure.

SB-2133-HD-1

Submitted on: 4/1/2024 8:53:51 AM

Testimony for FIN on 4/2/2024 4:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

SUPPORT ALMOST ANYTHING THAT WILL HELP HOUSING DEVELOPMENT.

MAHALO!