

Status of Recommended FY 2022 TOD CIP Requests to the Legislature
Reported by Office of Planning
Update: June 10, 2021

Pursuant to Hawai'i Revised Statutes § 226-63, the TOD Council reviews *capital improvement project requests to the legislature for transit-oriented development projects, including mixed use and affordable and rental housing projects.*;

At its February 19, 2021 meeting, the TOD Council approved the recommendation of the following FY 2022 TOD CIP budget requests to the State Legislature for funding.

In the Executive Biennium Budget (HB200 HD1 SD1 CD1) for FY 2022-2023, four(4) TOD-related appropriations were approved by Legislature for CIP funding in FY 2022:

Expending Agency	Summary	Program ID	Legislative Vehicles	FY 2022/FY 2023
OP - State Transit-Oriented Development (TOD) Planning, Statewide	<p>Planning and feasibility studies, master plans, infrastructure assessments, cost estimation, preparation of environmental review documents as needed to advance TOD priority projects identified in the State TOD Strategic Plan, including support for coordination and collaboration of State and county agencies to plan and implement key projects.</p> <p>*Proviso: \$300,000 will be used to implement infrastructure financing study in each county (HB 1130)</p>	BED144	HB200 CD1	\$2,000,000*/0 (GO Bonds)
HHFDC – Dwelling Unit Revolving Fund (DURF), Statewide	<p>DURF has been a valuable source of pre-development financing for HHFDC projects on State lands and for interim construction financing for private developers of affordable housing projects. The proposed use of DURF funds has been coordinated with the HPHA and county housing agencies in facilitating the development of affordable rental housing. Act 132, SLH 2016 broadened the uses of DURF to also fund State regional infrastructure in conjunction with housing and mixed-use TOD projects.</p>	BED160	HB200 CD1	\$0/\$20,000,000 (GO Bonds)
HHFDC – Rental Housing	<p>The Rental Housing Revolving Fund (RHRF) provides “Equity Gap” low-interest loans to qualified owners and</p>	BED160	HB200 CD1	• \$0/\$25,000,000

Revolving Fund (RHRF) Cash Infusion, Statewide	developers constructing affordable housing units. Funds may be used to provide a loan for the development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units.			<ul style="list-style-type: none"> • \$40,000,000/0 HPHA School Street Senior Affordable Housing, Oahu
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Legislature/County/Other Appropriation Requests

HB 1130 HD2 SD2/SB 986 – Relating to Transit-Oriented Development (Rep. Nakamura/Sen. Kouchi)

Appropriations bill to fund the development of public infrastructure financing strategies for TOD, targeting value capture mechanisms with case studies – one each on Oahu and Neighbor Islands. Office of Planning will need to hire a contractor to identify and assess alternative financing, project delivery, and cost recovery mechanisms to recapture the State's upfront investment in transit-oriented development infrastructure. **This measure was deferred with the inclusion of a budget proviso in the Executive Budget (HB 200) to use \$300,000 from the \$2M State TOD CIP Planning funds for this purpose.**

HB 1147/SB 1256 – Relating to the State Budget (Rep. Yamashita/Sen. Keith-Agaran)

It will appropriate funds for capital improvement projects, including the three listed above, for fiscal biennium 2021–2023. **This measure was incorporated in the Executive Budget.**

HB 1212 HD1– Relating to Public-Private Partnerships (Rep. McKelvey)

The proposal would establish the Office of Public-Private Partnerships and the position of state public-private partnerships coordinator. Adds design-build-operate-maintain and design-build-finance-operate-maintain project delivery methods to the Procurement Code and related conditions and requirements. Appropriates funds. **This measure died.**

HB 1348 HD2 SD2 CD1/SB 1423 SD2 – Relating to the Stadium Development District (Rep. Johanson/Sen. Wakai)

Establishes the stadium development special fund. Provides for the abolishment of the stadium special fund. Revises the general development guidance policies for the stadium development district and clarifies the respective roles of the stadium authority and Hawaii community development authority in the development of the stadium development district. Broadens the powers and duties of the stadium authority, including authorizing the stadium authority to acquire and hold title to real property. Exempts land to which the stadium authority holds title from the definition of "public lands." Authorizes the stadium authority, with approval from the governor, to delegate to other state agencies implementation of capital improvement projects, including the transfer of funds, under certain conditions. Adds two members to the stadium authority. Amends the general bond authorization made by Act 268, Session Laws of Hawaii 2019. Makes the financial disclosures of members of the stadium authority public records. **HB 1348 HD2 SD2 CD1 was sent to the Governor.**