

Agenda Item 8. For Discussion: Establishment of Infrastructure Investment Strategy Work Group

Many entities are involved in or impacted by the planning and funding/financing of the infrastructure improvements necessary to support transit-oriented development on State and other lands in proximity to rail stations along the Honolulu Rail Project corridor. It is proposed that the TOD Council establish a work group to assist in developing a coordinated infrastructure investment strategy to enable TOD and the delivery of affordable housing in priority areas along the rail corridor.

This entails two interrelated elements for study and development of: (1) a general schedule or implementation plan for infrastructure project delivery and infrastructure investments; and (2) funding or financing mechanisms and strategy to support this schedule of infrastructure investment and the timely delivery of needed infrastructure improvements.

Tasks and Timeframe. One work group is proposed due to the interrelated nature of these tasks. It is anticipated that the work group would meet for up to one year. Tasks are likely to include:

- Infrastructure Implementation Plan/Investment Strategy
 - Development of approach/criteria for prioritizing infrastructure investments as it relates to accelerating delivery of affordable housing
 - Determination of sequence, timing, funding gaps for regional infrastructure improvements
 - Development of a timeline and funding/financing strategy to be used for regional infrastructure investment strategy
- Development of Infrastructure Financing Tools/Mechanisms
 - Review of TOD project financing analysis and determine study needs in terms of legal, financing, tax, and administrative requirements
 - Examination/research of necessary legislative, institutional supports for financing tools under consideration, including interagency/interjurisdictional agreements
 - Development of legislative, administrative proposals, communication strategy for tool adoption and project implementation

Suggested Work Group Members to include:

TOD Council Members

- Hawaii Housing Finance & Dev Corporation
- Dept of Accounting & General Services
- Hawaii Public Housing Authority
- Dept of Land & Natural Resources
- University of Hawaii
- Dept of Transportation
- Dept of Education
- City & County of Honolulu
- Office of Planning

Non-TOD Council Invitees

- Dept of Budget & Finance
- Dept of Taxation
- Dept of the Attorney General