

Agenda Item 8:
**TOD COUNCIL
WORK GROUP**

Forum for advancing TOD
implementation



WHY THE PROPOSED WORK GROUP?

Need for game plan for State
TOD implementation



INFRASTRUCTURE FINANCING TOOLS & OPTIONS

Examining necessary
legislative & institutional
supports needed, including
interagency/interjurisdictional
agreements



INFRASTRUCTURE INVESTMENT PLAN / STRATEGY

Facilitating infrastructure
development to support
affordable housing in TOD
areas

**STATE TOD
PROJECT--
OAHU HAS
COMPILED
INFORMATION
ON**

State and major projects anticipated in three TOD priority areas over next 30 years, including affordable housing

Regional infrastructure needs to support State and other TOD projects in priority areas over next 30 years

Estimated project costs for regional infrastructure improvements and funding gaps for first phase infrastructure projects

Preliminary ideas and analysis of financing options to address funding gap for 2020-2030 regional infrastructure needs

Regional infrastructure needs for TOD priority areas



- Proposed Electrical Substation
- New Sewer Line
- Upgraded Sewer Line
- New Water Lines
- Non-Potable Water Improvements
- Drain Lines (Future)

- Regional Corridors for Development Support
- Multi-Modal Connection (including sidewalks/ separated pathways and/or bicycle lanes/cycle tracks/ multi-use pathways)

- Existing Sewer Lines
- New Sewer Lines
- New Force Main
- Upgraded Sewer Lines
- Upgraded Force Main
- Existing Water Lines
- New Water Line
- Relocated Water Lines

- Regional Corridors for Development Support
- Multi-Modal Connection (including sidewalks/ separated pathways and/or bicycle lanes/cycle tracks/ multi-use pathways)

- Existing Sewer Lines
- New Sewer Line
- Upgraded Sewer Line
- Existing Water Lines
- New Water Line
- Relocated Water Lines

- Corridors to include the development and/or enhancement of pedestrian, bicycle, and transit improvements and to include inundation protection

source: DRAFT Final Report, State TOD Planning & Implementation Project for Oahu, PBR Hawaii

Estimated costs for regional infrastructure improvements & funding gaps

OP TOD East Kapolei Conceptual Cost Estimate Summary Table

Updated: January 13, 2020; cleaned March 3, 2020

Costs rounded to Billions of Dollars

Items	Phase 1 (2020-2029)	Existing Funding 2-year CIP	Existing Funding 6-Year CIP	Existing Funding Other	Required Net Funding Amount Phase 1 Costs	Phase 2 (2030-2039)	Phase 3 (2040+)	Total Unfunded Costs
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Sewer (Regional/Project Improvements)

Sewer (Regional/Project Improvements) - Needed unless UH Mauka reduces MP demand

Roadway/Traffic Improvements (Regional Improvements)

Roadway/Traffic Improvements - Ho'opili (Regional/Project Improvements)

Water (Regional Improvements)

Water (Regional Improvements) - Needed unless UH Mauka reduces MP demand

Electrical (Regional Improvements)

DLNR-Transit Station TOD M

DLNR-Transit Station TOD M

DLNR-Kualakai East and Por

DLNR-Kualakai East and Por

DLNR-Remaining Portion of

UH West Oahu-Campus/Uni

UH West Oahu-Campus/Uni

DHHL - Kauluokahai TOD De

Department of Education Sc

Water (Regional Improvements)

OP TOD Hālawā-Stadium Conceptual Cost Estimate Summary Table

Updated: January 13, 2020; cleaned March 3, 2020

Costs rounded to Billions of Dollars

Items	Phase 1 (2020-2029)	Existing Funding 2-year CIP	Existing Funding 6-year CIP	Existing Funding Other	Required Net Funding Amount Phase 1 Costs	Phase 2 (2030- 2039)	Phase 3 (2040+)	Total
Sewer (Regional Improvements)	\$ 0.180	\$ (0.022)	\$ (0.044)	\$ (0.113)	\$ -	\$ 0.403	\$ -	\$ -
Sewer (Regional/Project Improvements)	\$ 0.009	\$ -	\$ -	\$ -	\$ 0.009	\$ -	\$ -	\$ -
Subtotal - Sewer (with New School in Puuwai Momi parcel)	\$ 0.189	\$ (0.022)	\$ (0.044)	\$ (0.113)	\$ 0.009	\$ 0.403	\$ -	\$ -

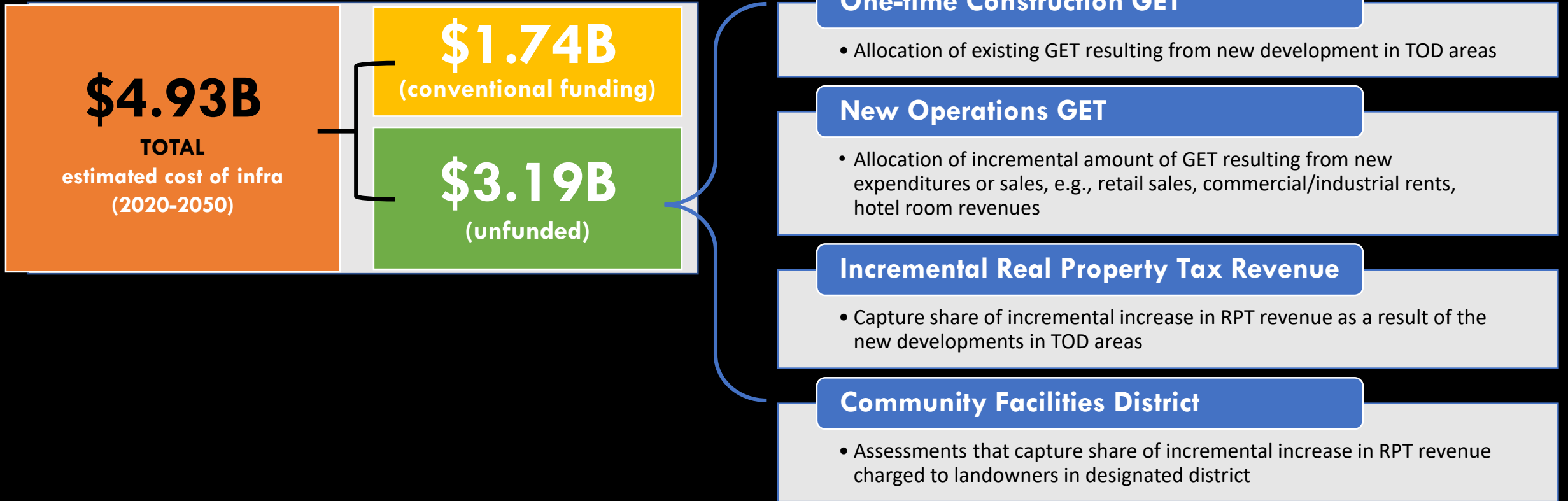
OP TOD Iwilei-Kapālama Conceptual Cost Estimate Summary Table

Updated: January 13, 2020; cleaned March 3, 2020

Costs rounded to Billions of Dollars

Items	Phase 1 (2020-2029)	Existing Funding 2-year CIP	Existing Funding 6-year CIP	Existing Funding Other	Required Net Funding Amount Phase 1 Costs	Phase 2 (2030-2039)	Phase 3 (2040+)	Total Unfunded Costs	Total Costs
Sewer (Regional Improvements)	\$ 0.221	\$ (0.145)	\$ (0.035)	\$ (0.009)	\$ 0.031	\$ -	\$ -	\$ 0.031	\$ 0.221
Sewer (Regional/Project Improvements)	\$ 0.005	\$ -	\$ -	\$ -	\$ 0.005	\$ -	\$ -	\$ 0.005	\$ 0.005
Subtotal - Sewer	\$ 0.226	\$ (0.145)	\$ (0.035)	\$ (0.009)	\$ 0.036	\$ -	\$ -	\$ 0.036	\$ 0.226
Roadway/Traffic Improvements (Regional Improvements)	\$ 0.059	\$ -	\$ (0.045)	\$ -	\$ 0.014	\$ 0.017	\$ 0.747	\$ 0.777	\$ 0.822
Subtotal - Roadway	\$ 0.059	\$ -	\$ (0.045)	\$ -	\$ 0.014	\$ 0.017	\$ 0.747	\$ 0.777	\$ 0.822
Drainage (Regional Improvements)	\$ 0.011	\$ -	\$ -	\$ -	\$ 0.011	\$ -	\$ -	\$ 0.011	\$ 0.011
Subtotal - Drainage	\$ 0.011	\$ -	\$ -	\$ -	\$ 0.011	\$ -	\$ -	\$ 0.011	\$ 0.011
Water (Regional Improvements)	\$ 0.023	\$ -	\$ (0.005)	\$ -	\$ 0.018	\$ -	\$ -	\$ 0.018	\$ 0.023

Financial modeling of selected alternative financing options



needed: coordinated strategy to guide implementation

financing & cost-sharing of regional infrastructure

infrastructure/facility need: **Road A**

timing

infrastructure/facility need: **Wastewater B**

timing

infrastructure/facility need: **Electrical C**

timing

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**funding,
financing options**

payment mechanisms

delivery options

investment timing


PRIMARY TASKS FOR PROPOSED WORK GROUP

INFRASTRUCTURE FINANCING TOOLS & OPTIONS

- Review TOD project financing analysis and determine study needs in terms of legal, financing, tax, and administrative requirements
- Examine necessary legislative, institutional supports for financing tools under consideration, including interagency/interjurisdictional agreements
- Develop legislative, administrative proposals, communication strategy for implementation

STATE INVESTMENT STRATEGY / PLAN FOR INFRASTRUCTURE INVESTMENTS

- Develop approach/criteria for prioritizing infrastructure investments as it relates to accelerating delivery of affordable housing
- Determine sequence, timing, funding gaps for regional infrastructure improvements
- Develop timeline and funding/financing strategy to be used for regional infrastructure investment strategy



**TIMEFRAME
FOR WORK
GROUP
•••
OTHER
OUTCOMES**

- **1 YEAR WORKPLAN**

- ORGANIZATION & SCOPING
 - 2 PARALLEL/INTER-RELATED TRACKS:
FINANCING TOOLS, INVESTMENT STRATEGY
- RESEARCH/DEVELOPMENT OF ACTIONS FOR IMPLEMENTATION: IMMEDIATE, SHORT-TERM
- RESEARCH/DEVELOPMENT OF ACTIONS FOR LONGER-TERM RECOMMENDATIONS

- **REPLICABILITY TO OTHER AREAS
STATEWIDE**

- FINANCING TOOLS USED
- ADMINISTRATIVE MECHANISMS AND INSTRUMENTS FOR IMPLEMENTATION OF FINANCING TOOLS
- FRAMEWORK FOR DEVELOPING AND COORDINATING INVESTMENT STRATEGY

SUGGESTED TOD COUNCIL WORK GROUP MEMBERS

TOD MEMBERS (MAX 12)

- DAGS
- HHFDC
- HPHA
- DLNR
- DOT
- UH
- DOE
- OP
- City

OTHERS TO INVITE OR CONSULT WITH

- B&F
- TAXATION
- AG

discussion