

Agenda Item 5

FY22 State TOD CIP Funding Opportunity

Hawaii Interagency Council for Transit-Oriented Development

SUPPORT

Key Responsibilities:

- ▶ **Strategic Plan** for TOD
- ▶ **Facilitate funding** for TOD
- ▶ **Monitor TOD implementation**

SUPPORT

PLAN

IMPLEMENT

State of Hawaii

Strategic Plan for Transit-Oriented Development

Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by
Office of Planning
and
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii

December 2017 (Revised August 2018)



PLAN

Broad **framework** for
actions & investments
to support State & county
TOD statewide

FY TOD CIP Appropriations

2017

\$500K, Oahu

DAGS/SA
Aloha
Stadium

DLNR
East
Kapolei
Lands

UH
Honolulu
CC

2018

\$1M, Oahu

OP
State TOD
Planning
& Implem
Project
East Kapolei
Halawa-Stadium
Iwilei-Kapalama

2021

\$1.5M, statewide

Maui
West Maui
Transit
Corridor

Kauai
Lihue Center
Mobility
Plan

**HPHA/
Hawaii**
Lanakila
Homes/
Multi-Modal
Plan

**DAGS/
HSPLS**
Kahului
Library

IMPLEMENT

2022

\$2M, statewide



\$300K+ | TOD Infrastructure Financing Study

4

Announcement & Proposed Timeline for Upcoming

FY22 Call for Proposals

~\$1.5M CIP,
Statewide

- Jul 16: Release of Guidance | e.g., master planning, infrastructure assessments
- Jul-Aug: County Informational Meetings
- Aug 31: Proposals Due



FY22

~\$1.5M CIP,
Statewide

- **Proposal content**

not to exceed 10 pages, not including maps or attachments

- » *Project Title*
- » *Project Agency and Point of Contact Information*
- » *Location, Tax Map Key(s), Land Area*
- » *Description of Project and Project Objectives*
- » *Purpose/Need for Project*
- » *Project Organization and Stakeholder Engagement*
- » *Scope of Work with Tasks and Schedule*
- » *Project Proposal Budget by Tasks and Total Project Budget*
- » *Project Work Products/Deliverables*
- » *Supporting maps, graphics, reports*

- **Proposals due to OPSD Aug 31, 2021**

Office of Planning & Sustainable Development

FY 2021-22 STATE TOD CIP PLANNING FUNDING OPPORTUNITY

Guidance for Proposals

The Office of Planning & Sustainable Development (OPSD) invites State and county agencies to submit proposals for funding of projects that facilitate coordinated and collaborative planning and implementation of TOD projects in the *State Strategic Plan for Transit-Oriented Development* (State TOD Strategic Plan).

Proposals are due by 4:30 p.m., Tuesday, August 31, 2021. Project funding requests should be in the range of \$100,000 to \$500,000.

Funding Opportunity

Act 88, Session Laws of Hawai'i 2021, Section 36, Item K, Capital Project No. 2 appropriates \$2 million in CIP funds to OPSD for State TOD planning and implementation statewide. The appropriation is intended to fund plans, feasibility and cost studies, and coordination of TOD projects, TOD public infrastructure requirements, and related environmental review documents for TOD projects in the State TOD Strategic Plan. Any unencumbered funds lapse on June 30, 2024.

Funds available for award. Approximately \$1.5 million in funding will be available for TOD proposal awards to ensure there is sufficient funding for the conduct a TOD infrastructure financing study required under a budget proviso in Act 88. Section 39 of Act 88 sets aside a minimum of \$300,000 of the \$2 million for OPSD to conduct a TOD infrastructure financing study with pilot project areas in each county.

TOD CIP Planning Fund Objectives

Planning funds are to be used for pre-planning, master planning and other planning studies, and infrastructure assessment work for TOD projects and TOD infrastructure identified through State-County consultation, coordination, and collaboration and are aligned with shared TOD goals and objectives. Awards will be made to projects that advance State TOD objectives, including:

- Expansion of long-term or permanent affordable housing stock
- Mixed-use, dense, walkable, and equitable development with revenue potential to State agencies
- Co-location of agency services and facilities, including consideration of/inclusion of social infrastructure (e.g., school capacity) and one-stop shopping for public services
- Efficient use of State land, resources, and investments in facility development
- Increased resilience, sustainability, and energy efficiency of public facilities and reduction in energy and fossil fuel use in the transportation sector

The awards are also intended to catalyze and seed TOD projects and initiatives that require interagency collaboration or new approaches to foster the creation of vibrant TOD communities that offer affordable housing, job and economic opportunities, and multi-modal transportation options for residents of those communities.

Project Selection and Implementation

OPSD is soliciting proposals from State and county agencies for project funding in the range of \$100,000 to \$500,000. There is no match requirement for awards, although demonstration of matching funds or budgeted funding commitments is encouraged. OPSD will evaluate, rank, and select projects for funding. Funds are to be transferred to the selected recipients pursuant to an executed contract for county agencies or an executed Memorandum of Agreement for State agencies. Recipients will be responsible for fiscal management and reporting as well as procurement and management of consulting services. OPSD is expected to serve in an advisory capacity as a member of the agency’s project team during project implementation.

Funds must be encumbered or expended before June 30, 2024. Projects should be completed within 18-24 months of project initiation or a notice to proceed issued to a contractor.

Minimum Requirements/Qualifications

- Applicant must be a State or county agency.
- Project is incorporated in the State TOD Strategic Plan. Refer to guidance later regarding new project proposals not in the Plan.
- Alignment with State and county directed growth policies and plans.

Schedule/Timeline

Dates	Activity
July 16, 2021	FY22 Call for Proposals
July 23, 2021	Deadline for counties to identify pre-application meeting dates and times
July 26 – August 6, 2021	Pre-Application County Informational Meeting; <i>to be conducted via Zoom</i> <i>participants: County and State agencies</i>
August 31, 2021 (Tuesday)	Proposals due
September 17, 2021 (Friday)	TOD Council approves any new projects Announcement of projects selected for awards
<i>Approximate timeframes:</i> October – December 2021	<i>OPSD/State agency request release of funds</i>
January – April 2022	<i>Agency consultant procurement & contract</i>
May 2022 – June 2024	<i>Agency project implementation</i>

Proposal Content (not to exceed 10 pages, not including maps or attachments)

- Project Title
- Project Sponsor/Agency and Point of Contact Information
- Location, Tax Map Key(s), Land Area
- Description of Project and Project Objectives
- Purpose/Need for Project
(Proposal should discuss: (1) alignment with TOD and other directed growth and

regional/place-based plans/objectives, and (2) any prior studies, work performed, or resources expended on the project)

- Project Organization and Stakeholder Engagement
- Scope of Work with Tasks and Schedule
- Project Proposal Budget by Tasks and Total Project Budget (if other resources/funds will be used)
- Project Work Products/Deliverables
- Supporting maps, graphics, reports

Submittal Information

Proposals due	August 31, 2021, 4:30 p.m. HST
Submit proposal via email to OPSD	dbedt.op.lud@hawaii.gov
Email Subject Line	Proposal for FY22 TOD CIP Funding, (County) Agency Acronym, Project Name
Proposal file format	Unprotected Pdf

Evaluation and Selection Criteria

Keep in mind that the TOD Planning funds are intended to leverage or use State facilities and land for TOD, as well as to assist projects with high TOD potential or public benefit in moving forward or creating support for project implementation. Applicants may want to consider the extent to which their proposal:

- Will promote State-County collaboration and alignment of TOD efforts
- Has potential for or could have a catalytic impact for advancing State TOD
- Promotes multi-agency collaboration for project implementation, and/or
- Serves a high-priority agency need in a TOD area.

Proposals are evaluated, scored, and ranked using the criteria that follow. Please refer to the evaluation criteria to assist in prioritizing and justifying projects for which funding will be sought.

Evaluation Criteria

Public/Community Benefit

- Proximity to station/transit node & commercial center with scheduled public transportation service
- Mixed-use dense, walkable development: co-location of public facilities/services, economic opportunities, access to basic goods & services, community amenities & housing
- Job and business creation and industry expansion
- Provision of affordable/rental housing--prefer greater percentage of lowest AMI units, long-term/permanent affordability
- Access to social infrastructure: schools, services, etc.
- Multi-modal transportation options & intermodal connectivity, accessibility
- Sustainable development / green building / climate change / resiliency factors
- Improvement of public realm, streetscapes

Agency/Project Readiness

- Site availability (no/few lease/uses/deed restriction issues)
- Status of project planning (advanced)
- Development partners/partnership (identified/formed)
- Financial resources/tools available, being secured/secured (including location in improvement district/OZ, etc.)
- Market readiness in area / development timing
- Serves agency mission & provides public benefits (see above)

Catalytic Impact

- Expansion of infrastructure & service capacity for area-wide development/redevelopment
- Advancement of priority State redevelopment/development objectives in neighborhood/region (mixed-use/mission-serving communities on State lands or growth/revitalization interests)
- Alignment with county plans / county catalytic projects/investments in TOD, smart growth

Site Considerations

- Connectivity to station/transit node with scheduled public transportation service
- Development potential: site access, parcel size/configuration, compatibility w/ adjacent land uses
- County Plan land use designation & zoning (entitlements)
- Site constraints/conditions: environmental, hazards, cultural/archaeological, regulatory overlays
- Infrastructure capacity

Funds will be awarded to the highest-ranked proposals as available funds allow. In the event there is a balance in the budget proviso set-aside, OPSD will offer funding to the next highest-ranked unfunded proposal.

Projects not Included in State TOD Strategic Plan

In accordance with the appropriation description, projects must be included in the *State Strategic Plan for Transit-Oriented Development* to receive TOD CIP planning funds. New project proposals may be submitted for evaluation and selection for funding. However, any project not in the State TOD Strategic Plan that is proposed for funding will need to be approved for inclusion in the Strategic Plan by the TOD Council at the Council's September 17, 2021 meeting in order to receive funds. Agencies must complete and submit a TOD Project Fact Sheet and Narrative (see attachment) for new projects seeking TOD Council approval. Agencies are encouraged to submit the project fact sheet and narrative with their proposals. Otherwise, agencies must submit the completed fact sheet and narrative to OPSD on or before September 10, 2021 for submittal for TOD Council action.

Contact Information

Please contact Carl Miura, carl.y.miura@hawaii.gov, or Ruby Edwards, ruby.m.edwards@hawaii.gov, OPSD, with any questions regarding this call for proposals.

STATE TOD CIP PLANNING FUNDS AVAILABILITY: CALL FOR PROPOSALS [FY22]

July 16, 2021

Attachment. TOD Project Fact Sheet

AGENCY TOD Project Fact Sheet		Proj ID
		DATE
1	Agency	
2	Transit Station/Bus Stop	
3	Project Name	
4	Street Address	
5	Tax Map Key/s	#-#-###: ### #-#-###: ### #-#-###: ###
6	Land Area (acres)	
7	Zoning	
8	Fee Owner	
9	Lessee/s	
10	Current Uses	
11	Encumbrances (if any)	
12	Summary Project Description	
13	Site Constraints (infrastructure, arch/hist sites, etc.)	
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
15	Project Status	
16	Consultant/ Contractor/Developer	
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning Design Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
19	Contact Person (Name, Email Address)	
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:	

PROJECT TITLE

Narrative description of the project.

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