

**Hawaii Interagency
Council for
Transit-Oriented
Development**

**Highlights of
Member Perspectives**



October 4, 2016

Dominant issues & concerns

infrastructure

financing

PPPs



Poor People's Perspective



Puhi-Puunene-Pahoa



Pay-Pay-Pay



Opportunities

- **Affordable housing**:
Deliberate policy to address targets through TOD on State lands, especially low AMI groups & affordable rental housing
- Incorporating **social infrastructure** (schools & services) in TOD planning & development
- Incorporating **alternative transportation modes** into rail & roadway investments to support walking, biking, etc.
- **Generating revenue** to State & State agencies on lands slated for TOD



Challenges & needs

- **Unified/coordinated approach** that melds State, County, private sector & community interests and provides:
 - **Strategic direction** on investments as well as
 - **Project-specific** coordination & problem-solving with
detailed, ongoing exchange of information & ideas
between county, public utilities, other stakeholders at the
table
- **Coordination/sharing of regional infrastructure investments** between State, counties, private



Challenges & needs

- **Committed source/s of funding** for TOD/SG & infrastructure investments
- **Best practices:**
 - TOD design
 - New tools for financing TOD & infrastructure
 - Hybrid TIFs, GET-TIFs, etc.
 - Linking State bonding authority with County recapture tools
 - Incentives for TOD
 - Private & smaller landowner participation
 - Incorporating sustainable development practices to address climate change

