

## **FOR ACTION**

### **I. REQUEST**

Consider Authorizing the Executive Director to enter into a Memorandum of Agreement (“MOA”) with the State of Hawaii, Office of Planning and Sustainable Development (“OPSD”) to Transfer to OPSD the Amount of \$500,000 in General Funds for the Purpose of OPSD Procuring Professional Services to Develop an Infrastructure Implementation Master Plan for the East Kapolei area (located near the Kualaka‘i, Keone‘ae, and Honouliuli Skyline Rail Stations on the Island of Oahu) that will Identify and Determine the Infrastructure Needed to be Built to Support Transit-Oriented Development in that East Kapolei Area, pursuant to Section 206E-4 Hawaii Revised Statutes .

### **II. BACKGROUND**

Act 164, Session Laws of Hawaii 2023, appropriated \$500,000 for East Kapolei Infrastructure Implementation Master Plan.

The East Kapolei Infrastructure Implementation Master Plan (Project) will identify and determine the public and private infrastructure improvements required to support Transit-Oriented Development (“TOD”), including the provision of affordable housing, on State lands and the development of State facilities on lands generally within a half-mile of the first three Skyline rail stations: Kualaka‘i (East Kapolei), Keone‘ae (University of Hawai‘i-West O‘ahu), and Honouliuli (Ho‘opili).

This area was designated as a State TOD Priority Area in the “State Strategic Plan for Transit-Oriented Development” issued by the Hawai‘i Interagency Council for Transit-Oriented Development (TOD Council) in 2017.

It is intended that the Master Plan will prioritize region- or area-serving public backbone infrastructure needed to serve the full build-out of the Project Area and the State-owned parcels, in particular. It is also intended that the Master Plan will address problems associated with timely Project delivery created by the high costs of improvements and agency capacity to undertake infrastructure projects. The documents produced by the Project should be sufficient for State and City and County of Honolulu (City) agencies to proceed with the procurement of vendors for infrastructure design and construction.

### **III. DISCUSSION**

OPSD is the appropriate agency to complete the Master Plan. The purpose of the OPSD is to “(1) provide central direction and cohesion in the allocation of resources and effectuation of state activities and programs, and (2) effectively address current or emerging issues and opportunities.” The development of infrastructure in transit-oriented development zones that facilitate transit-oriented development, including the production of housing, is a state activity.

OPSD and the HCDA would like to enter into a memorandum of agreement that includes, but is not limited to, the following terms:

- OPSD shall procure the services of a consultant to prepare an Infrastructure Implementation Master Plan for the East Kapolei Area;
- HCDA shall transfer \$500,000 to OPSD to pay for the services of the Consultant and other project-related expenses;
- Completion of the Master Plan is targeted for June 2027; and
- HCDA and OPSD shall execute a memorandum of agreement, subject to additional discussions with OPSD, and subject to review by Deputy Attorney General's office.

#### **IV. RECOMMENDATION**

It is recommended that the Authority authorize the Executive Director (subject to additional discussions with OPSD and agreement on the terms of an MOA) to enter into a MOA with the OPSD to complete the East Kapolei Infrastructure Implementation Master Plan.

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