

CONNECTING HOUSING AND INFRASTRUCTURE

Policy Overview

Central Challenge(s):

- Adequate and appropriate infrastructure to sustain the State’s existing communities and support new sustainable growth.
- Leverage financing and apply scarce subsidies to maximize development in growth areas
- Support sustainable infrastructure development in rural, urban and semi-rural communities throughout the State.

Issue Areas

A. Identify Resources (funding & regulatory) to promote efficient infrastructure development

B. Support innovative public/private partnerships for planning, financing & development

C. Ensure long term costs of infrastructure are accounted for in development costs

Opportunities

Provide “clearing house” for state funding sources.

Create more efficient revenue sharing between localities and address growth inhibiting regulatory constraints

Provide referral network for federal and private funding sources.

Develop new state funding for infrastructure.

Create policies and regulations to prohibit unsustainable new development and encourage sustainable low impact development.

Create policies and regulations to allow communities to develop regional infrastructure strategies.

Encourage housing and commercial developers to participate in regional planning throughout the state to identify where market demand for growth is versus where infrastructure is available.

Develop public funding risk models to attract capital.

Encourage Public University studies of “low impact” development models that minimize infrastructure/create it long term at low cost.

Fund private entrepreneurs to work with public agencies on developing sustainable solutions to repairing existing aged infrastructure.

Use public and private partners to create GIS map of the state with overlays for water, sewer, roads

Rural projects with low density development infrastructure systems require higher replacement reserves for long term costs.

Consider adequate financing structure to address total life cycle costs.

Establish policies for monitoring private well and septic systems and their fiscal impact on regional infrastructure development.

Establish policies that encourage jurisdictions to share long term costs of maintaining infrastructure.

Questions

What types of infrastructure financing can be successful?

How can public/private partnerships be created?