



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 76
NOTICE OF MEETING AND AGENDA
Friday, February 20, 2026
9:30 – 11:30 AM**

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/81634748330?pwd=SkGbOMGb1xOHSXfrmobbgFyCe7jflr.1>

Audio call in (only): (669) 900-6833 or
(719) 359-4580

Meeting ID: 816 3474 8330

Passcode: 521100

In-person meeting location:

Office of Planning and Sustainable Development, 6th Floor Conference Room
State Office Tower - Leiopapa A Kamehameha Building
235 South Beretania Street, Honolulu

- 1. Call to Order and Roll Call/Introductions**
- 2. Approval of Minutes of January 16, 2026 Meeting**
- 3. For Discussion & Action: TOD-Related Budget Requests for Recommendation to the 2026 Legislature**
Discussion and action on list of TOD-related budget requests for Fiscal Year 2026-2027 to be recommended for funding by the 2026 State Legislature. See TOD-Related Budget requests in the draft letter in the meeting materials.

State Budget (HB 1800/SB 2500)

Hawai'i Housing Finance and Development Corporation (HHFDC) – Cash Infusion for Dwelling Unit Revolving Fund Infusion, Statewide (BED160); Construction. FY2027 \$40,000,000

HHFDC – Cash Infusion for Rental Housing Revolving Fund for Affordable Housing (RHRF), Statewide (BED160). Construction. FY2027 \$50,000,000

HHFDC – Cash Infusion for RHRF Tier II, Statewide (BED160). Construction. FY2027 \$50,000,000

Hawai'i Community Development Authority (HCDA) – Plans to Prepare an EIS for TOD Infrastructure Projects, Development and Master Plan Implementation in East Kapolei, O'ahu (BED150). Planning. FY2027 \$1,000,000

Department of Corrections and Rehabilitation (DCR) – New O‘ahu Community Correctional Center Facility (OCCC), O‘ahu (PSD900). Plans, Land Acquisition, Design, and Construction. FY2027 \$15,000,000

University of Hawai‘i (UH) - Kaua‘i Community College, Student, Faculty/Staff, and Workforce Housing, Kaua‘i (UOH900). Plans, Design, and Construction. FY2027 \$10,000,000

Department of Accounting and General Services (DAGS), Public Works-Planning, Design & Construction (AGS221). Special Project Branch. FY2027 \$728,927

Action: Council approval of transmittal of TOD Budget Request Recommendation to the Legislature.

4. **TOD Project Presentation: County of Kaua‘i (COK) Lihu‘e Town Infill Development**
Stefan Pellegrini and Kiara Gutierrez, Opticos Design, Inc.
Presentation will discuss housing prototypes, recommendations for implementation pathways to encourage infill redevelopment, including regulatory requirements, zoning amendments, and other actions to reduce risk for infill redevelopment projects and provide data for determining infrastructure requirements for infill housing. The Project was funded with FY2025 TOD CIP Planning Funds.
5. **TOD Project Presentation: COK Kilauea Town Affordable Housing Expansion Project and Waimea 400 Affordable Housing Project Update**
Steven Franco and Alison Rettig, COK Housing Agency
Presentation will go over master planning, predevelopment engineering, and technical studies for a master planned residential community adjacent to Kilauea Town Center, which will provide over 310 affordable housing units on approximately 48 acres. Also, the COK Housing Agency will provide a brief update on the Waimea 400 Project. The Project was funded with FY2023 TOD CIP Planning Funds.
6. **TOD Project Presentation: County of Hawai‘i (COH) Kukuiola and Village 9 Permanent Transitional Housing**
Chretien Macutay, Group 70
The presentation will cover Phase 3 of the project and the conceptual master plan being developed. The Project is expected to have up to 160 permanent supportive housing units and support facilities in Kona. It was funded with FY2024 TOD CIP Planning Funds.
7. **TOD-Related Legislative Proposals in the 2026 Legislative Session**
Review of TOD-related bills and resolutions in the 2026 legislative session that are of interest to the TOD Council and important to the performance of its duties. Please refer to the meeting materials packet for a full list of bills being tracked as of the meeting materials distribution date. Note that additional bills may be discussed. The following are highlighted for the TOD Council. Bill proponents may be asked to brief the Council on specific measures.
 - HB 1718/SB 2748/SB 3036 – Relating to Housing
Repeals the sunset date of Act 45, Session Laws of Hawai‘i 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for this purpose.

- HB 1701/SB 2356 - Relating to Parking
Prohibits minimum off-street parking requirements for new developments or redevelopment projects located in transit-oriented development infrastructure improvement program areas.
 - HB 1739 – Relating to Transit-Oriented Development
Prohibits the counties from enacting an ordinance, rule, regulation, development standard, zoning provision, or other land use control that restricts the development of transit-supportive densities in county-designated transit-oriented development zones and transit-oriented development infrastructure improvement program areas.
 - HB 1726 – Relating to Housing
Requires the Office of Planning and Sustainable Development (OPSD), in collaboration with other agencies, to study options for and coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments. Includes the development of a model that assesses the fiscal impacts of development and regional infrastructure investments. Appropriates funds.
 - SB 2068 – Relating to Affordable Housing
Establishes the Affordable Housing Land Inventory Task Force within the OPSD to conduct a study, subject to legislative appropriation, on how to maximize housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds. Effective 7/1/2050.
 - SB 2422/HB 1922 – Relating to Housing
Establishes the Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities and reducing regulatory barriers. Requires the counties to publish their respective pro-housing scores online and HHFDC to publish certain related information and data on a public dashboard. Establishes criteria for deeming a county noncompliant. Establishes builder's remedies for certain housing projects in transit-oriented development areas. Specifies that if a county is deemed noncompliant, the planning director or an equivalent county officer responsible for land use approvals are responsible for approving or denying certain affordable housing development applications. Establishes procedures for certain transit-oriented development housing project appeals. Appropriates funds.
 - SB 3079/HB 2260 – Relating to Hawai‘i Housing Finance and Development Corporation
Makes the DURF Equity Pilot Program permanent, with modifications. Repeals the sunset date for Act 92, Session Laws of Hawai‘i 2023.
 - SB 2341/HB 1710 – Relating to Historic Preservation.
Authorizes State Historic Preservation Division (SHPD) to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for a proposed project on private property or other project that requires entitlement for use, after which concurrence may be assumed and the project may proceed.
8. **Standing Report—Agency Updates on TOD Projects in the State Strategic Plan for Transit Oriented Development (Time Permitting)**
Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in “Appendix A. TOD Project Status and Funding Reported

to TOD Council,” in the meeting materials packet. Note that this is ‘opt-in’ for those agencies that have activities to report.

- a. **State and County Projects—O‘ahu**
 - East Kapolei
 - Hālawā-Stadium
 - Iwilei-Kapālama
- b. **State and County Projects—Kaua‘i**
- c. **State and County Projects—Hawai‘i**
- d. **State and County Projects—Maui**

9. **Announcements**

a. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**

b. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**

- i. March 2026 No Meeting
- ii. April 17, 2026 Presentation: School Facilities Authority: New Tools and Approaches for Facility Design and Development
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
For Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
- iii. May 2026 No Meeting

c. **Mass Timber Workshop, May 15, 2026 (Tentative)**

d. **Other**

10. **Adjournment**

Meeting materials

Meeting materials distributed to TOD Council members (“board packet”) will be available for public review 48 hours in advance of the meeting in the Office of Planning and Sustainable Development (OPSD), 6th Floor, 235 South Beretania Street, Honolulu, and at the TOD Council’s webpage, (<https://planning.hawaii.gov/lud/state-tod/>).

In-person meeting access

All visitors to the building must check in with building security on the ground floor and present their driver’s license, State ID, or State employee ID to security staff and sign the visitors log. Security staff will issue a visitor’s badge for visitor entry to the building.

If you plan on attending in person, please notify Carl Miura, carl.y.miura@hawaii.gov, to ensure there are sufficient seats in the OPSD conference room for attendees.

Virtual meeting and phone access

To participate via the Zoom link provided, you will need a computer or mobile device with internet access, video camera (recommended), and microphone. You will be muted during the meeting unless you are providing comments or actively participating in a discussion. You may also access the Zoom meeting by phone only by using the dial-in phone number, meeting ID, and meeting passcode information provided at the top of this agenda. A helpful guide for use of Zoom is available at the following link, <https://planning.hawaii.gov/wp-content/uploads/Accessing-an-online-Zoom-meeting-1.pdf>.

In accordance with Act 220, Session Laws of Hawai‘i 2021, if the OPSD host Interactive Communication Technology (ICT) connection for the virtual or remote meeting and physical location are lost, the meeting will be recessed for up to 30 minutes while the host attempts to restore connection. The public may access the reconvened meeting by clicking the meeting link again. If the meeting cannot be reconvened within 30 minutes, the meeting will be terminated and the meeting may be continued at another noticed date and time. Please check the TOD Council’s website (<https://planning.hawaii.gov/lud/state-tod/>) for information on whether the meeting has been cancelled or will be continued to another meeting date and time for which public notice will be provided.

Comments from the public

Oral and written comments may be submitted on any agenda item. Members of the public may provide oral comments during the meeting when public comments are requested by the TOD Council Co-Chairs. When the Co-Chair asks for public comments, please click the Raise Hand button on the Zoom screen, or if calling in by telephone, entering * and 9 on your phone keypad. When recognized by the Co-Chair, please unmute yourself to begin speaking. If calling in by phone, you can unmute and mute yourself by pressing * and 6 on your keypad. Before making your comments, please identify yourself and the organization, if any, that you represent. Please remember to mute yourself after speaking.

Written comments may be submitted as follows:

- by email: carl.y.miura@hawaii.gov
- by postal mail: Office of Planning and Sustainable Development (OPSD)
ATTN: TOD Council Public Comments
P.O. Box 2359
Honolulu, HI 96804-2359
- by facsimile: (808) 587-2824

Written comments should include the words, “Public Comments,” with the agenda item number and description in the subject line. The TOD Council requests that written testimony be received by Tuesday, February 17, 2026, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

If you need an auxiliary aid/service or other accommodation due to a disability, contact Carl Miura at carl.y.miura@hawaii.gov or 808-587-2805 as soon as possible. Requests made as early as possible will have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 75
Friday, January 16, 2026
9:30 am

Office of Planning and Sustainable Development
235 South Beretania Street. 6th Floor
Honolulu, Hawai'i 96813
and Via Videoconference

https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20260116/GMT20260116-193259_Recording_gallery_2880x1920.mp4

Members/Designees Present:

Leo Asuncion, Office of Planning and Sustainable Development (OPSD), Co-Chair
Randy Chu, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair
Scott Glenn, Office of the Governor
Gordon Wood, Department of Accounting and General Services (DAGS)
Nancy McPherson, Department of Hawaiian Home Lands (DHHL)
Lola Irvin, Department of Health (DOH)
Malia Taum-Deenik, Department of Human Services (DHS)
Luke Sarvis, Department of Land and Natural Resources (DLNR)
Harold Alejandro, Department of Corrections and Rehabilitation (DCR)
Ryan Tam, Hawai'i Community Development Agency (HCDA)
Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)
Michael Imanaka, Stadium Authority (SA)
Michael Shibata, University of Hawai'i (UH)
Representative Luke Evslin, House of Representatives
Tim Streit, City and County of Honolulu (City)
Bethany Morrison, County of Hawai'i (COH)
Jodi Higuchi Sayegusa, County of Kaua'i (COK)
Scott Forsythe, County of Maui (COM)
Cathy Camp, Central Pacific Bank, Business Representative
Kevin Carney, Affordable Housing Connections LLC, Housing Advocate
Laura Kodama, Castle and Cooke, Developer Representative
Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)

Members/Designees Excused:

Keith Hayashi, Department of Education (DOE)
Ed Sniffen, Department of Transportation (DOT)
Senator Chris Lee, State Senate

Other Designees/Alternates Present:

David DePonte, DAGS
Ben Park, HPHA

TOD Council Staff:

Ruby Edwards, OPSD
Carl Miura, OPSD
Rachel Beasley, OPSD

1. **Call to Order**

Leo Asuncion, Co-chair, called the meeting to order at 9:33 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. Mary Alice Evans and Dean Minakami were attending the Finance Committee Hearing.

Luke Sarvis was introduced as the new designee for Department of Land and Natural Resources (DLNR).

3. **Review and Approval of Minutes of November 21, 2025 Meeting**

The November 21, 2025 meeting minutes were approved as corrected.

- Sarvis was not at the last meeting.
- Fix formatting issue on item #9.

4. **Informational Presentation: Mass Timber in Hawai'i**

Dean Sakamoto of the SHADE Institute provided an overview of mass timber construction and its potential use for housing and institutional projects in Hawai'i. The presentation explained that mass timber is a pre-engineered wood product, including glue-laminated timber and cross-laminated timber panels. Variations of mass timber have been used internationally for nearly 100 years and have become more widely adopted in the United States in recent decades.

Both costs and savings should be considered when evaluating potential use of mass timber. For projects completed by Swinerton, mass timber demonstrated a significantly lower global warming potential – approximately a 60 percent reduction in embodied carbon compared to steel and concrete. Also, mass timber buildings are lighter than steel or concrete structures, so foundation costs are less. However, shipping costs and other items like exterior cladding requirements for taller buildings were identified as factors that must be weighed.

Technical considerations specific to Hawai'i were also discussed, including fire safety, termites, moisture protection, and building code compliance. Mass timber is classified as Type IV heavy timber under the building code. Additional benefits highlighted included safer job sites, reduced construction waste, and potential labor efficiencies. It was noted that mass timber projects require early design decisions, as components must be fully pre-designed and prefabricated, making traditional design-bid-build procurement less suitable.

Kalani Fronda and Elijah Davidson with Department of Hawaiian Home Lands (DHHL) shared perspectives based on research and site visits, including attendance at national conferences and tours of mainland projects. While initial concerns focused on cost, these experiences highlighted the potential for mass timber to support durable, culturally appropriate, and sustainable housing. The discussion also identified opportunities for modular construction, development of local forestry and manufacturing industries, and strengthened interagency partnerships, while advancing long-term housing goals for beneficiaries.

5. **Informational Presentation: Dynamic Infrastructure Coordination and Execution (DICE) Model for Iwilei**

Lance Wilhelm with The Wilhelm Group presented an overview of the Dynamic Infrastructure Coordination and Execution (DICE) Plan, a collaborative effort with Hawai‘i Housing Finance and Development Corporation (HHFDC) and Move Oahu Forward to better connect infrastructure planning with housing development in the Iwilei–Kapālama-Kalihi area. This is the next developable region with a few large landowners all having housing plans. The presentation explained that the objective focuses on identifying infrastructure investments needed to facilitate housing development. It also looks at how planned housing helps set infrastructure priorities. The work builds on existing plans for the area and addresses a key gap by linking housing projects with infrastructure needs and housing units.

The DICE plan engages landowners, developers, utilities, and public agencies. A shared inventory of infrastructure projects and housing units is being developed. Infrastructure was defined broadly to include water, wastewater, energy, drainage, mobility, connectivity, access, and public spaces. The model is data-driven and intended to improve predictability, faster delivery of housing, reduce repeated construction, and better connect infrastructure spending to housing outcomes. Drainage and flood mitigation were highlighted due to sea level rise, updated flood maps, and ongoing flooding challenges.

The discussion noted benefits for both public and private stakeholders, including clearer infrastructure timelines, better information to support funding decisions, and the ability to deliver housing more quickly with fewer community impacts, lower utility costs, and more resilient infrastructure. The model will be available as a tool and regularly updated. The project started in April 2025, and it should be completed in September 2026. Next steps include sharing early versions of the model with various stakeholders and ongoing coordination. Council members asked questions about timelines, financing options such as tax increment financing, coordination across multiple landowners, multimodal access, public health considerations, and the use of innovative infrastructure technologies.

6. **TOD-Related Legislation and TOD-Related CIP Budget Requests**

- *Review of preliminary list of TOD-related CIP Projects from the State Executive Budget and legislative proposals. Additional TOD-related CIP items may be added for consideration for funding by the 2026 State Legislature during the February 20, 2026 TOD Council meeting.* Asuncion provided an overview of the annual process for compiling a preliminary list of TOD-related capital improvement projects based on the Executive Budget. The preliminary list included in the meeting materials reflects projects identified to date and is intended to support Council’s awareness, coordination, and prioritization. Several projects were highlighted:
 - HHFDC Cash infusion for: Dwelling Unit Revolving Fund (DURF), Construction, \$40 million; Rental Housing Revolving Fund (RHRF) for Affordable Housing, Construction, \$50 million; and Rental Housing Revolving Fund Tier II, Construction, \$50 million.
 - Hawai‘i Community Development Authority (HCDA) East Kapolei TOD Infrastructure. Programmatic Environmental Impact Statement (EIS). \$1 million.
 - Department of Corrections and Rehabilitation (DCR). New O‘ahu Community Correctional Center Facility (OCCC). Plans, design, and construction. \$15 million.

- University of Hawai‘i (UH) - Kaua‘i Community College, Student, Faculty/Staff Housing. Plans, design, and construction. \$10 million.

No Council action was requested at this meeting. Agencies were encouraged to review the preliminary list and identify any additional State or County CIP requests, including Neighbor Island projects, for consideration at the February meeting. The overall list will continue to be refined as the legislative session progresses and additional items considered in the different versions of the State budget.

- *Review of bills of interest to the TOD Council and/or for consideration for TOD Council Co-Chair testimony.*

He also provided an update on the growing number of TOD- and housing-related bills being pre-filed for this legislative session. Most of the bills are currently being introduced in the Senate. Similar bills should be introduced on the House-side. Most of the measures are focused on affordable housing and infrastructure. As proposals are received, they are being reviewed, assigned, and coordinated as to which Department of Business, Economic Development, and Tourism (DBEDT) agency is going to take the lead and what position to take.

Representative Evslin mentioned that he is introducing several proposals including tax increment financing, conveyance tax increase with increased revenues from high-value non-owner-occupied properties going to DURF for infrastructure within TOD areas and DHHL for housing, establish minimum transit-supported density standards in county-designated TOD areas, and apply the international building code to triplexes and fourplexes through building code updates.

Also, City and County of Honolulu (City) is proposing to remove the sunset provision associated with Act 45 (2024).

Agencies were encouraged to share information on additional housing, infrastructure, or TOD-related measures for inclusion in a consolidated list to be reviewed at the February TOD Council meeting.

7. **Standing Report—Agency Updates on TOD Projects in the State Strategic Plan for Transit Oriented Development (Time Permitting)**

Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in “Appendix A. TOD Project Status and Funding Reported to TOD Council,” in the meeting materials packet. Note that this is ‘opt-in’ for those agencies that have activities to report.

- a. **State and County Projects—O‘ahu**
 - East Kapolei
 - Hālawa-Stadium
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- b. **State and County Projects—Kaua‘i**
- c. **State and County Projects—Hawai‘i**
- d. **State and County Projects—Maui**

Due to time constraints, the Co-chairs decided to postpone Standing Reports until the February 2026 TOD Council meeting.

8. **Announcements**

a. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**

Asuncion said that OPSD has been working with the Counties to update the State TOD Strategic Plan. A pre-meeting was recently held to discuss scheduling and next steps, with meetings anticipated to begin in February and continue through March and April.

County representatives were thanked for their participation and collaboration in advancing these efforts. Continued coordination will support counties in identifying TOD areas pursuant to statutory requirements and furthering implementation activities. Additional information and scheduling details will be shared as they become available.

b. **Council Resources Available: 2026 Meeting Calendar (Posted); 2025 TOD Council Annual Report (To Be Posted)**

The 2026 TOD Council Meeting Calendar is available on the TOD Council website. OPSD is still working on some accessibility issues before the 2025 TOD Council Annual Report can be posted to the DBEDT and OPSD websites.

c. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**

- i. February 20, 2026 TOD Project Presentation: County of Kaua'i TOD Infill Development
TOD Project Presentation: Kīlauea Town Affordable Housing Expansion and update on the Waimea 400 Housing Project
TOD Project Presentation: Kukuiola and Village 9 Affordable Housing Project (Tentative)
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
For Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
- ii. March 2026 No Meeting
- iii. April 17, 2026 Presentation: TBD
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
For Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development

9. **Adjournment**

There being no further business, the meeting was adjourned at 11:27 a.m.

Note: All meeting materials are posted at <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.

Guests/Attendees:

Ailina Laborte, City Department of Housing and Land Management (DHLM)

Brian Canevari, School Facilities Authority (SFA)
Brian Lee, Hawai'i Labor & Employers Cooperation and Education Trust (LECET) Fund
Carson Schultz, Hawai'i Public Housing Authority (HPHA)
Charlotte Yee, OPSD
Cheryl Ballisario, HHFDC
Chris Kinimaka, Department of Accounting and General Services (DAGS)
David Arakawa, Land Use Research Foundation (LURF)
Dayna Vierra, DLNR
Dean Sakamoto, SHADE Institute/Dean Sakamoto Architecture
Derek Wong, DLNR
Diana Setness, OPSD
Elijah Davidson, DHHL
Emily Cristobal
Franz Kraintz, City Department of Planning and Permitting (DPP)
James Gabriel
Timothy Hiu
James Morris
Jess Eballar, DAGS
Jonathan Chinen, Hawai'i Community Development Authority (HCDA)
JV
Kalani Fronda, DHHL
Raymond Kanna
Reginald King, OPSD
Karen Seddon, EAH Housing
Keola Jimeno, HHFDC
Kiana Otsuka, O'ahu Metropolitan Planning Organization (O'ahuMPO)
Lance Wilhelm, The Wilhelm Group
Lily Zheng, O'ahuMPO
Lindsay Apperson, Governor's Housing Team
Mark Chandler, HUD
Mark Ladao, Hawai'i Public Radio
Mia Checkley, Swinerton
Michele Otake, Castle and Cooke
Michelle Kaneko, HCDA
Nathalie Razo, PBR Hawai'i
Neil Erickson, County of Hawai'i Office of Housing and Community Development
Ray Severn, DLNR
Sharon Gi, SGI Consulting
Alden Yago, DCR



HAWAI‘I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

JOSH GREEN. M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
CO-CHAIR

DEAN MINAKAMI
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Telephone: (808) 587-2846
Fax: (808) 587-2824

DTS2026XXXXXXXXMI

February XX, 2026

The Honorable Ronald D. Kouchi, Senate
President, and Members of the Senate
State Capitol, Room 409
Honolulu, Hawai‘i 96813

The Honorable Nadine K. Nakamura, Speaker,
and Members of the House of Representatives
State Capitol, Room 431
Honolulu, Hawai‘i 96813

Dear President Kouchi, Speaker Nakamura, and Members of the Legislature:

On behalf of the Hawai‘i Interagency Council for Transit-Oriented Development (TOD Council) established pursuant to Act 130, Session Laws of Hawai‘i 2016, we are pleased to transmit for legislators’ consideration a list of transit-oriented development (TOD)-related budget requests recommended for funding, which are included in the proposed Executive Budget (House Bill 1800/Senate Bill 2500).

The TOD Council is charged with reviewing TOD-related CIP budget requests to the Legislature pursuant to Hawai‘i Revised Statutes Section 226-63. At its February 20, 2026 meeting, the TOD Council reviewed and endorsed the following TOD-related CIP and general fund requests for funding by the Legislature for Fiscal Year 2027. The funding requests below will: (1) advance projects that promote TOD around existing or proposed transit stations, or (2) greatly expand funding and financing available for affordable housing, water and wastewater infrastructure improvements, and road improvements in TOD areas. These investments will spur housing production, job creation, and the overall improvement of neighborhoods in these areas. Please note that the revolving funds are available for housing and infrastructure in both TOD and non-TOD areas.

Expending Agency	Summary	Program ID	FY 2027
HHFDC – Cash Infusion for Dwelling Unit Revolving Fund (DURF), Statewide	Construction. General fund infusion to HHFDC’s DURF to boost financing for affordable housing units. It has multiple uses including funding infrastructure and infrastructure master plans.	BED160	\$40,000,000
HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide	Construction. General fund infusion to HHFDC’s RHRF to boost financing for affordable housing units. RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. RHRF provides gap funding, so that they can help people at 30 percent AMI where there is a strong need.	BED160	\$50,000,000

Expending Agency	Summary	Program ID	FY 2027
HHFDC – Cash Infusion for RHRF Tier II, Statewide	Construction. General fund infusion to HHFDC’s RHRF to build more workforce housing for people who fall between 60-120 percent AMI.	BED160	\$50,000,000
HCDA – East Kapolei TOD Infrastructure, O’ahu	CIP: Funding to prepare a Programmatic EIS for the East Kapolei TOD Infrastructure Implementation Master Plan (in progress).	BED150	\$1,000,000
DCR – New O’ahu Community Correctional Center Facility (OCCC), O’ahu	CIP: Plans, land acquisition, design, and construction for the project management support and financial participation by the State of Hawaii to fund and construct the new OCCC facility at the current site of Hālawā Animal Quarantine Station. Funding will allow DCR to continue the design process of their new facility. Completion of new facility will allow redevelopment of existing Dillingham OCCC site for mixed-use TOD.	PSD900	\$15,000,000
UH - Kaua’i Community College, Student, Faculty/Staff, and Workforce Housing, Kaua’i	CIP: Plans, design, and construction for student, faculty/staff, and workforce housing.	UOH800	\$10,000,000
Department of Accounting and General Services (DAGS), Public Works-Planning, Design & Construction	Three permanent positions to establish the Special Projects Branch within the Public Works Division.	DAGS221	\$728,927

The TOD Council is comprised of 25 members representing State agencies, the Counties, the Senate and House of Representatives, the Honolulu office of the U.S. Department of Housing and Urban Development, and affordable housing, business, and development interest groups. The TOD Council is charged with coordinating and facilitating State agency TOD planning and facilitating consultation and collaboration between the State and the Counties in support of State and County TOD and Smart Growth initiatives. If you have any questions, please contact Mary Alice Evans at (808) 587-2833, maryalice.evans@hawaii.gov.

Thank you for your consideration of the TOD Council recommendations.

Sincerely,

Mary Alice Evans
Co-Chair, TOD Council
Director, Office of Planning and Sustainable
Development

Dean Minakami
Co-Chair, TOD Council
Executive Director, Hawai’i Housing Finance and
Development Corporation

Enclosure

cc: Governor Josh Green, MD, Office of the Governor
Seth Colby, PhD, Department of Budget and Finance
Senator Sharon Moriwaki, Senate Ways and Means Vice-Chair/CIP Manager
Representative Lisa Kitagawa, House Finance CIP Manager

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB1701 HD1	RELATING TO PARKING.	Prohibits minimum off-street parking requirements for new developments or redevelopment projects located in transit-oriented development infrastructure improvement program areas. Effective 7/1/3000. (HD1)	H 2/10/2026: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with Representative(s) Garcia voting aye with reservations; none voting no (0) and none excused (0).	KEOHOKAPU-LEE LOY, EVSLIN, GRANDINETTI, HUSSEY, ILAGAN, KILA, KITAGAWA, KUSCH, LEE, M., LOWEN, MARTEN, MIYAKE, MORIKAWA, OLDS, TODD, Amato	HSG, WAL, JHA	SB2356
HB1710 HD1	RELATING TO HISTORIC PRESERVATION.	Authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may proceed. Effective 7/1/3000. (HD1)	H 2/11/2026: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 9 Ayes: Representative(s) Evslin, Miyake, Grandinetti, Kila, Kitagawa, La Chica, Muraoka, Pierick; Ayes with reservations: Representative(s) Cochran; Noes: none; and Excused: none.	MIYAKE, AMATO, EVSLIN, ILAGAN, KEOHOKAPU-LEE LOY, KILA, KUSCH, LEE, M., LOWEN, MARTEN, MATAYOSHI, OLDS, PIERICK, REYES ODA, SOUZA, TAKENOUCI, TARNAS	WAL, HSG, FIN	SB2341
HB1715	RELATING TO AFFORDABLE HOUSING.	Authorizes HHFDC to designate certain for-sale units as permanently affordable housing, subject to certain restrictions. Clarifies that certain resale and occupancy restrictions apply only to projects developed prior to a certain date. Amends the definition of "qualified resident" for the purposes of HHFDC housing development programs.	H 2/11/2026: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 9 Ayes: Representative(s) Evslin, Miyake, Cochran, Grandinetti, Kila, Kitagawa, La Chica, Muraoka; Ayes with reservations: Representative(s) Pierick; Noes: none; and Excused: none.	MIYAKE, AMATO, EVSLIN, ILAGAN, KAHALOA, KEOHOKAPU-LEE LOY, KILA, KUSCH, LOWEN, MARTEN, MORIKAWA, OLDS, PERRUSO, REYES ODA, SAYAMA, TAM, TARNAS	HSG, FIN	

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB1718 HD1	RELATING TO HOUSING.	Repeals the sunset date of Act 45, SLH 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for this purpose. Effective 7/1/3000. (HD1)	H 2/17/2026: The committee on WAL recommend that the measure be PASSED, UNAMENDED. The votes were as follows: 8 Ayes: Representative(s) Hashem, Morikawa, Belatti, Ichiyama, Iwamoto, Woodson, Shimizu, Souza; Ayes with reservations: none; Noes: none; and 1 Excused: Representative(s) Poepoe.	EVSLIN, AMATO, ILAGAN, KEOHOKAPU-LEE LOY, KILA, KUSCH, MARTEN, MATSUMOTO, MIYAKE, MORIKAWA, MURAOKA, REYES ODA, SHIMIZU, SOUZA, TARNAS	HSG, WAL, FIN	SB2748, SB3036
HB1724	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Makes the Dwelling Unit Revolving Fund Equity Pilot Program permanent, with modifications that include changing the computation of interest that a purchaser of certain real property is required to pay to the Hawaii Housing Finance Development Corporation upon the purchaser's sale or assignment of the real property after a specified period of time. Expands the use of proceeds in the Dwelling Unit Revolving Fund to include purchasing equity in for-sale housing development projects and interim primary or secondary financing.	H 2/11/2026: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 9 Ayes: Representative(s) Evslin, Miyake, Cochran, Grandinetti, Kila, Kitagawa, La Chica, Muraoka, Pierick; Ayes with reservations: none; Noes: none; and Excused: none.	EVSLIN, AMATO, BELATTI, GRANDINETTI, ILAGAN, KAHALOA, KEOHOKAPU-LEE LOY, KILA, KUSCH, MARTEN, MATAYOSHI, MATSUMOTO, MIYAKE, MORIKAWA, REYES ODA, SAYAMA, SHIMIZU, SOUZA, TARNAS	HSG, FIN	

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB1726 HD1	RELATING TO HOUSING.	Requires the Office of Planning and Sustainable Development, in collaboration with other state and county agencies, to study options for and coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments. Includes the development of a model that assesses the fiscal impacts of development and regional infrastructure investments. Appropriates funds. Effective 7/1/3000. (HD1)	H 2/11/2026: Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Holt excused (1).	EVSLIN, AMATO, BELATTI, GRANDINETTI, ILAGAN, IWAMOTO, KEOHOKAPU-LEE LOY, KILA, KUSCH, LEE, M., MARTEN, MATAYOSHI, MATSUMOTO, MIYAKE, MORIKAWA, OLDS, PERRUSO, POEPOE, REYES ODA, SHIMIZU, SOUZA, TARNAS, TODD, WOODSON	HSG/WAL, FIN	
HB1733	RELATING TO THE HOUSING LOAN AND MORTGAGE PROGRAM.	Increases the Hula Mae Multifamily Revenue Bond authorization ceiling amount to continue financing affordable rental housing statewide.	H 2/11/2026: The committee on HSG recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 9 Ayes: Representative(s) Evslin, Miyake, Cochran, Grandinetti, Kila, Kitagawa, La Chica, Muraoka, Pierick; Ayes with reservations: none; Noes: none; and Excused: none.	EVSLIN, AMATO, CHUN, GARRETT, GRANDINETTI, HUSSEY, ILAGAN, KAPELA, KEOHOKAPU-LEE LOY, KILA, KUSCH, LEE, M., LOWEN, MARTEN, MATAYOSHI, MATSUMOTO, MIYAKE, MORIKAWA, PERRUSO, POEPOE, REYES ODA, SOUZA, TAM, TARNAS, WOODSON	HSG, FIN	SB2553

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB1739 HD1	RELATING TO TRANSIT-ORIENTED DEVELOPMENT.	Requires the development of transit-supportive densities to be allowed in any county-designated transit-oriented development area. Prohibits the counties from enacting an ordinance, rule, regulation, development standard, zoning provision, or other land use control that restricts the development of transit-supportive densities. Effective 7/1/3000. (HD1)	H 2/13/2026: Bill scheduled to be heard by WAL on Thursday, 02-19-26 9:00AM in House conference room 411 VIA VIDEOCONFERENCE.	EVSLIN, AMATO, BELATTI, ILAGAN, KEOHOKAPU-LEE LOY, KILA, KUSCH, LOWEN, MARTEN, MATSUMOTO, MIYAKE, REYES ODA, SAYAMA, SHIMIZU, SOUZA, TARNAS	HSG, WAL, JHA	
HB1800	RELATING TO THE STATE BUDGET.	Adjusts and requests appropriations for fiscal biennium 2025-2027 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.	H 1/26/2026: Referred to FIN, referral sheet 1	NAKAMURA (Introduced by request of another party)	FIN	SB2500
HB1842 HD1	RELATING TO GOVERNMENT.	Amends Act 289, SLH 2025, to replace the Senior Residence at Iwilei parcel with the Westridge parcel, change the transfer date for the Alii Tower parcel to 12/31/2026, change the deadline for approval by the City and County of Honolulu to 12/31/2027, and change the repeal date to 1/1/2028. Effective 7/1/3000. (HD1)	H 2/17/2026: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 6 Ayes: Representative(s) Hashem, Morikawa, Ichiyama, Woodson, Souza; Ayes with reservations: Representative(s) Belatti; 2 Noes: Representative(s) Iwamoto, Shimizu; and 1 Excused: Representative(s) Poepoe.	TAKAYAMA	HSG, WAL, FIN	SB3008

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB1919 HD1	RELATING TO DEVELOPMENT STANDARDS.	Beginning 7/1/2027, prohibits counties from imposing minimum parking mandates for certain developments. Effective 7/1/3000. (HD1)	H 2/17/2026: The committee on WAL recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 8 Ayes: Representative(s) Hashem, Morikawa, Belatti, Ichiyama, Woodson, Shimizu, Souza; Ayes with reservations: Representative(s) Iwamoto; Noes: none; and 1 Excused: Representative(s) Poepoe.	EVSLIN, BELATTI, GRANDINETTI, ILAGAN, KAHALOA, KILA, KUSCH, LA CHICA, LOWEN, MARTEN, MIYAKE, MORIKAWA, PIERICK, SOUZA, TARNAS, Alcos	HSG, WAL, JHA	

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB1922	RELATING TO HOUSING.	Establishes the Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities and reducing regulatory barriers. Requires the counties to publish their respective pro-housing scores online and HHFDC to publish certain related information and data on a public dashboard. Establishes criteria for deeming a county noncompliant. Establishes builder's remedies for certain housing projects in transit-oriented development areas. Specifies that if a county is deemed noncompliant, the planning director or an equivalent county officer responsible for land use approvals are responsible for approving or denying certain affordable housing development applications. Establishes procedures for certain transit-oriented development housing project appeals. Appropriates funds.	H 1/28/2026: Referred to HSG/WAL, JHA, FIN, referral sheet 3	EVSLIN, ILAGAN, KAHALOA, KILA, LEE, M., MATSUMOTO, SAYAMA, SOUZA, TARNAS, Reyes Oda	HSG/WAL, JHA, FIN	SB2422

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB2049 HD1	RELATING TO HOUSING.	Restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates. Allocates revenues from conveyance tax collections. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas that meet minimum standards of transit-supportive density. Allocates a portion of conveyance tax revenues to the Hawaiian Home Lands Trust Fund. Effective 7/1/3000. (HD1)	H 2/13/2026: The committee on JHA recommend that the measure be PASSED, WITH AMENDMENTS. The votes were as follows: 7 Ayes: Representative(s) Tarnas, Poepoe, Belatti, Hashem, Kahaloa, Sayama; Ayes with reservations: Representative(s) Shimizu; 1 Noes: Representative(s) Garcia; and 2 Excused: Representative(s) Cochran, Takayama.	EVSLIN, BELATTI, GRANDINETTI, HOLT, ILAGAN, IWAMOTO, KAHALOA, KAPELA, KILA, KUSCH, MARTEN, MORIKAWA, PERRUSO, POEPOE, QUINLAN, TARNAS, TODD	HSG/WAL, JHA, FIN	SB2700
HB2068	RELATING TO HOUSING.	Repeals the sunset provision in Act 45, SLH 2024, related to the counties' authorization to develop, construct, finance, refinance, or otherwise provide mixed-use developments.	H 1/28/2026: Referred to HSG, FIN, referral sheet 3	NAKAMURA (Introduced by request of another party)	HSG, FIN	SB2510
HB2260	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Makes the Dwelling Unit Revolving Fund Equity Pilot Program permanent, with modifications. Repeals the sunset date for Act 92, Session Laws of Hawaii 2023.	H 1/30/2026: Referred to HSG, FIN, referral sheet 5	NAKAMURA (Introduced by request of another party)	HSG, FIN	SB3079

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB2261	RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Clarifies the Rental Housing Revolving Fund statute by defining "mixed-income rental projects" to establish consistent eligibility and use of appropriations for mixed-income rental housing projects. Clarifies that mixed-income rental projects are primarily for households at or below one-hundred-forty per cent of the area median income, allowing participation by higher-income households. Authorizes the Hawaii Housing Finance and Development Corporation to transfer funds between the Rental Housing Revolving Fund into the mixed-income subaccount to support eligible mixed-income projects, without legislative approval. Repeals the sunset date in Act 159, Session Laws of Hawaii 2025, thereby making these provisions permanent. Requires a report to the Legislature.	H 1/30/2026: Referred to HSG, FIN, referral sheet 5	NAKAMURA (Introduced by request of another party)	HSG, FIN	SB3080
HB2476 HD1	PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION.	Proposes constitutional amendments to expressly provide that the Legislature may authorize political subdivisions, such as the counties, to issue housing infrastructure growth bonds, and exclude these bonds from determinations of the funded debt of the political subdivisions for specified public works, public improvements, or other actions necessary for housing and community development. Effective 7/1/3000. (HD1)	H 2/13/2026: Bill scheduled to be heard by JHA on Wednesday, 02-18-26 2:00PM in House conference room 325 VIA VIDEOCONFERENCE.	EVSLIN, AMATO, BELATTI, ILAGAN, KAHALOA, KAPELA, KEOHOKAPU-LEE LOY, KILA, KITAGAWA, KUSCH, LOWEN, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, SOUZA, TAM	HSG, JHA, FIN	SB3219

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
HB2478 HD1	RELATING TO BONDS.	Authorizes the counties to implement housing infrastructure growth bonds. Conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified. Effective 7/1/3000. (HD1)	H 2/17/2026: Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with Representative(s) Garcia voting aye with reservations; none voting no (0) and Representative(s) Cochran, Lee, M., Poepoe excused (3).	EVSLIN, AMATO, BELATTI, HUSSEY, KAHALOA, KILA, KUSCH, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, PERRUSO, TAKENOUCI, TARNAS	HSG, FIN	SB3218
HB2603 HD1	RELATING TO PERMITS.	Establishes specific deadlines within the facilitated application process to obtain a permit and requires the Department of Business, Economic Development, and Tourism to establish certain resources and processes to help streamline permit applications. Authorizes the Department of Transportation to select projects to participate in the facilitated application process. Effective 7/1/3000. (HD1)	H 2/12/2026: Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; none voting no (0) and none excused (0).	TAM, AMATO, GEDEON, ILAGAN, KILA, KUSCH, LOWEN, MARTEN, TARNAS, TEMPLO	ECD, WAL, FIN	
SB41	RELATING TO THE CONVEYANCE TAX.	Allocates ten per cent of conveyance tax collections to the Dwelling Unit Revolving Fund. Removes the annual cap on conveyance taxes paid into the Rental Housing Revolving Fund.	S 1/21/2026: Re-Referred to HOU/WLA, WAM.	CHANG, MCKELVEY, RHOADS, SAN BUENAVENTURA, Fevella, Moriwaki	HOU/WLA, WAM	

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB2068	RELATING TO AFFORDABLE HOUSING.	Establishes the Affordable Housing Land Inventory Task Force within the Office of Planning and Sustainable Development to conduct a study, subject to legislative appropriation, on how to maximize housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds. Effective 7/1/2050.	S 2/17/2026: The committee(s) on WLA recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WLA were as follows: 5 Aye(s): Senator(s) Lee, C., Inouye, Chang, Lamosao, DeCorte; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	CHANG, FEVELLA, HASHIMOTO, KIDANI, Gabbard, Kanuha, Richards, San Buenaventura, Wakai	HOU/WLA, WAM	
SB2070	RELATING TO HOUSING.	Authorizes the Hawaii Housing Finance and Development Corporation to designate certain for-sale housing units as permanently affordable. Requires the HHFDC to adopt rules to implement the Permanently Affordable For-Sale Housing Program. Repeals certain requirements defining a qualified resident. Removes certain restrictions applicable to the transfer of real property developed and sold under chapter 201H, HRS. Effective 7/1/2050.	S 2/3/2026: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 4 Aye(s): Senator(s) Chang, Hashimoto, Elefante, Rhoads; Aye(s) with reservations: none ; 0 No(es): none; and 1 Excused: Senator(s) Fevella.	CHANG, ELEFANTE, HASHIMOTO, MCKELVEY, SAN BUENAVENTURA, Kanuha	HOU, WAM	

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB2188	RELATING TO A DEPARTMENT OF HOUSING.	Establishes the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority within the Department of Housing for administrative purposes. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority. Effective 7/1/2050.	S 2/2/2026: Re-Referred to HOU/EDT, WAM.	CHANG, FEVELLA, RHOADS, Kanuha	HOU/EDT, WAM	
SB2341	RELATING TO HISTORIC PRESERVATION.	Authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for a proposed project on private property or other project that requires entitlement for use, after which concurrence may be assumed and the project may proceed.	S 2/13/2026: The committee on WLA deferred the measure.	HASHIMOTO, CHANG, RICHARDS, Kanuha, Wakai	WLA, JDC	HB1710
SB2356 SD1	RELATING TO PARKING.	Prohibits minimum off-street parking requirements for new developments or redevelopment projects located in transit-oriented development infrastructure improvement program areas. Effective 4/19/2042. (SD1)	S 2/11/2026: Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.	WAKAI, CHANG, FEVELLA, HASHIMOTO	EIG/TRS, WAM	HB1701

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB2422	RELATING TO HOUSING.	Establishes the Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities and reducing regulatory barriers. Requires the counties to publish their respective pro-housing scores online and HHFDC to publish certain related information and data on a public dashboard. Establishes criteria for deeming a county noncompliant. Establishes builder's remedies for certain housing projects in transit-oriented development areas. Specifies that if a county is deemed noncompliant, the planning director or an equivalent county officer responsible for land use approvals are responsible for approving or denying certain affordable housing development applications. Establishes procedures for certain transit-oriented development housing project appeals. Appropriates funds.	S 2/17/2026: The committee(s) on EIG recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in EIG were as follows: 5 Aye(s): Senator(s) Wakai, Chang, DeCoite, Richards, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	CHANG	HOU/EIG/ WLA, WAM	HB1922
SB2500	RELATING TO THE STATE BUDGET.	Adjusts and requests appropriations for fiscal biennium 2025-2027 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.	S 1/28/2026: Referred to WAM.	KOUCHI (Introduced by request of another party)	WAM	HB1800
SB2510	RELATING TO HOUSING.	Repeals the sunset provision in Act 45, SLH 2024, related to the counties' authorization to develop, construct, finance, refinance, or otherwise provide mixed-use developments.	S 1/28/2026: Referred to HOU/EIG, WAM.	KOUCHI (Introduced by request of another party)	HOU/EIG, WAM	HB2068

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB2553	RELATING TO THE HOUSING LOAN AND MORTGAGE PROGRAM.	Increases the Hula Mae Multifamily Revenue Bond authorization ceiling amount to continue financing affordable rental housing statewide.	S 2/10/2026: The committee(s) on HOU recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in HOU were as follows: 5 Aye(s): Senator(s) Chang, Hashimoto, Elefante, Rhoads, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none.	HASHIMOTO, CHANG, RHOADS	HOU, WAM	HB1733
SB2700	RELATING TO HOUSING.	Restructures the conveyance tax to a marginal rate system for the sale of properties with residential use, adjusts the tax for multifamily properties to reflect value on a per-unit basis, and applies a cost-of-living adjustment to conveyance tax rates. Allocates revenues from conveyance tax collections. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas that meet minimum standards of transit-supportive density. Allocates a portion of conveyance tax revenues to the Hawaiian Home Lands Trust Fund.	S 1/28/2026: Referred to WLA/HOU/HWN, WAM.	KANUHA, CHANG, RICHARDS	WLA/HOU/HWN, WAM	HB2049

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB2748	RELATING TO HOUSING.	Repeals the sunset date of Act 45, Session Laws of Hawaii 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for this purpose.	S 1/30/2026: Referred to HOU/EIG, WAM.	CHANG	HOU/EIG, WAM	HB1718
SB2981	RELATING TO LAND USE.	Beginning 7/1/2027, prohibits minimum off-street parking requirements for any new development in an urban district. Requires each county to amend or repeal any charter provision, ordinance, code, standard, or administrative procedure that imposes a minimum off-street parking requirement by 7/1/2027.	S 2/17/2026: The committee(s) on EIG recommend(s) that the measure be PASSED, UNAMENDED. The votes in EIG were as follows: 5 Aye(s): Senator(s) Wakai, Chang, DeCoite, Richards; Aye(s) with reservations: Senator(s) Fevella ; 0 No(es): none; and 0 Excused: none.	LEE, C.	WLA/EIG/HOU, JDC	
SB3008	RELATING TO GOVERNMENT.	Amends Act 289, Session Laws of Hawaii 2025, to replace the Senior Residence at Iwilei parcel with the Westridge parcel, change the transfer date for the Alii Tower parcel to 12/31/2026, changes the deadline for approval by the City and County of Honolulu to 12/31/2027, and changes the repeal date to 1/1/2028.	S 1/30/2026: Referred to WLA, WAM.	LEE, C.	WLA, WAM	HB1842

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB3036	RELATING TO HOUSING.	Repeals the sunset date of Act 45, Session Laws of Hawaii 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for this purpose.	S 1/30/2026: Referred to HOU/EIG, WAM.	LEE, C.	HOU/EIG, WAM	HB1718
SB3079	RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.	Makes the Dwelling Unit Revolving Fund Equity Pilot Program permanent, with modifications. Repeals the sunset date for Act 92, Session Laws of Hawaii 2023.	S 1/30/2026: Referred to HOU, WAM.	KOUCHI (Introduced by request of another party)	HOU, WAM	HB2260

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB3080	RELATING TO THE RENTAL HOUSING REVOLVING FUND.	Clarifies the Rental Housing Revolving Fund statute by defining "mixed-income rental projects" to establish consistent eligibility and use of appropriations for mixed-income rental housing projects. Clarifies that mixed-income rental projects are primarily for households at or below one-hundred-forty per cent of the area median income, allowing participation by higher-income households. Authorizes the Hawaii Housing Finance and Development Corporation to transfer funds between the Rental Housing Revolving Fund into the mixed-income subaccount to support eligible mixed-income projects, without legislative approval. Repeals the sunset date in Act 159, Session Laws of Hawaii 2025, thereby making these provisions permanent. Requires a report to the Legislature.	S 1/30/2026: Referred to HOU, WAM.	KOUCHI (Introduced by request of another party)	HOU, WAM	HB2261
SB3218	RELATING TO BONDS.	Conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified.	S 2/17/2026: The committee(s) on EIG recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in EIG were as follows: 3 Aye(s): Senator(s) Wakai, Chang, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) DeCoite, Richards.	HASHIMOTO, CHANG, RICHARDS, Wakai	EIG, WAM	HB2478

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB3219	PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION.	Proposes constitutional amendments to expressly provide that the Legislature may authorize political subdivisions, such as the counties, to issue housing infrastructure growth bonds, and exclude these bonds from determinations of the funded debt of the political subdivisions for specified public works, public improvements, or other actions necessary for new housing development.	S 2/17/2026: The committee(s) on EIG recommend(s) that the measure be PASSED, UNAMENDED. The votes in EIG were as follows: 3 Aye(s): Senator(s) Wakai, Chang, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 2 Excused: Senator(s) DeCoite, Richards.	HASHIMOTO, CHANG, KEOHOKALOLE, McKelvey	EIG, JDC/WAM	HB2476

TOD-Related Legislative Proposals (As of February 18, 2026)
2026 Legislative Session

Measure	Title	Description	Status	Introducer	Referral	Compa
SB3269	PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE CONSTITUTION OF THE STATE OF HAWAII TO EXPRESSLY PROVIDE THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTIES TO ISSUE TAX INCREMENT BONDS AND TO EXCLUDE TAX INCREMENT BONDS FROM DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.	Proposes amendments to the Constitution of the State of Hawaii to expressly provide that the Legislature may authorize, by general law, political subdivisions, such as counties, to issue tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions.	S 2/2/2026: Referred to EIG, JDC/WAM.	WAKAI, CHANG, RHOADS, McKelvey	EIG, JDC/WAM	

APPENDIX A. TOD Project Status Reported to TOD Council

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East Kapolei	O-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Planning	2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband. TOD Project is still on hold: AGs working on Land Court issues; Red Ilima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022. DHHL is planning approximately 400–500 multifamily units on 32.6 acres, targeting densities of 15–20 dwelling units per acre under Apartment Mixed-Use (AMX)-2 zoning. They plan to publish a Request for Qualification (RFQ) for a master developer sometime this year.
	O-02	UH	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu University District	168	Planning	Awarded FY23 TOD Planning grant for Non-Campus Lands Development Feasibility Study. UH issued RFP to develop 35-acre parcel at the corner of Kualakai Parkway and Farrington Highway. The site is about 200 acres, so the buildout will be done in phases. UH is making a portion available on the makai side of the Keone'ae Station for a mixed-use development. Working with the School Facilities Agency and HHFDC on an RFP and planning further studies on a 10-acre parcel located makai of the recently constructed Ho'omohala Avenue or Road "B" (next to Keone'ae HART Station). UH and HCDA are continuing to coordinate efforts on Road B. UH is working with HCDA, and HHFDC to fund/develop onsite infrastructure for about 20 acres. The feasibility study contract has been signed and should be starting in August. Thirty-five million dollars was allocated to HCDA for the construction of Road D and Road H; UH is working with HHFDC to prepare a Request For Proposal (RFP) to solicit a developer to construct workforce housing on Parcel 4. This will provide a revenue stream for the UH-WO. HHFDC will provide \$5 million to support design and planning work. The UDP is incorporating the private film studio, parks, school, and roadway configurations. They are continuing to coordinate with the City DPP on the proposed zoning changes and preparing the draft UDP for submittal to UH-WO for review. UH selected Island Film Group in January 2024 to develop a private film studio and residential and commercial mixed-use hub on 34 acres of undeveloped land near the rail station at the corner of Kualakai Parkway and Farrington Highway. They are planning to complete ground lease and development agreements by September 2025.
	O-03	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu Long Range Development Plan	500	Planning	Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work started in 2022.
	O-04	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu TOD Infrastructure		Planning	\$35M Legislative appropriation to HCDA for FY24. Work area includes Road D and H. Design-Build RFP was released December 2023. Selection in May 2024. Ongoing coordination between UH, HHFDC, and HCDA to get Phase 1 development going for infrastructure and multi-family rentals. HCDA started the procurement process on the \$35 million to build infrastructure for roadways.
	O-05	UHWO	UH West Oahu, LCC, HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Planning	A market study is being conducted for student housing on a different parcel along Ho'omohala Avenue.
	O-06	DLNR	Keoneae (UHWO)	East Kapolei Master Development Plan	175	Planning	Contract awarded for preparation of EIS/NTP issued; initiating development of EISPN, update of market studies & master plan refinement. Awarded FY22 TOD Planning grant for preparation of urban design plan for TOD parcel. Master plan has been completed. EISPN published in October 2022. The draft EIS published in 2024. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. Conceptual design plan completed. It included alternative site plan layouts, architectural design themes and guidelines, architectural renderings, circulation plan, and public realm improvements to provide walkable, livable mixed-use development in proximity to the rail stations.

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	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million (SFA) for design and construction approved in 2023. This includes ground and site improvements, equipment and appurtenances.
	0-38	HDOT	Honouliuli (Hoopili)	Farrington Highway Widening	45	Design/Const	Three-lane highway with one shared turn lane; provides room for bike lane & pedestrian walkways & avoids relocation of utilities. The contract was awarded to Nan, Inc. and construction is scheduled to begin May 1, 2025. The completion date is 2027. The project will be completed over five phases in approximately two years, including reconstruction of the Kalo Stream Bridge and Honouliuli Stream Bridge.
	0-40	HCD	Kualakai (E Kapolei), Keoneae (UHWO), Honouliuli (Hoopili)	East Kapolei Neighborhood TOD Parking Infrastructure Plan	1500	Pre-Planning	Incorporated in TOD Strat Plan in Sept 2022. Parking needs to be evaluated in East Kapolei Infrastructure Implementation Master Plan Project.
	0-09	HHFDC/DAGS/D	Waipahu Transit	Waipahu Civic Center TOD Project	10	Pre-Planning	No change in status.
	0-10	HPHA	Waipahu Transit	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning	No change in status.
	0-11	UH-LCC	Leeward Comm	UH Leeward Community College TOD Master	50	Pre-Planning	No update.
	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning	EIS accepted Sept 2022. Project will be a design-build-operate-maintain-contract delivered as one integrated public-private partnership (P3) project. \$350 million in GO bond funding for CIP and \$50 million in general funds were approved in 2022. From the \$400 million appropriated, \$350 million will be provided to the NASED developer as a State contribution to the design and construction of the new stadium. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the the stadium and development real estate portion. They need to generate own revenue to finance it. Navy Region Hawaii said development will have no impact on their operations. Aloha Halawa District Partners was approved in October 2024 as the preferred offeror. The project is expected to be completed by March 2029. HR&A Advisors found that the project will provide significant benefits to the State and City and that value capture tools can enhance NASED's financial feasibility, because additional funds may be required to support all capital, operational, and maintenance needs of NASED. Planning to execute all of the agreements by early 2026. Making progress progress on three key forms including Master Development Agreement, ground lease, and Declaration of Covenants, Conditions, and Restrictions. Dismantling of the Stadium is starting.
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	12	Planning	\$200K for conceptual master planning earmarked from 2017 NASED funding; initial conceptual plan alternatives for housing redevelopment; possible concurrent redevelopment with future phases of NASED. Awarded FY22 TOD CIP Planning grant for master planning & environmental review; procurement of consulting services pending release of funds. City received approval for Phase 1 environmental site assessment (ESA) for site with City EPA brownfields grant money; City consultant on board to do ESA for HPHA. Part of the Ka Lai Momi (Redevelopment) Project. Project does not have the sewer capacity. They forward on master planning.
	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning	Feasibility report completed Sep 2019; no change in status.
	0-16	DCR/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Planning	Redevelopment of OCCC at the new Halawa facility requires relocation of DOA quarantine facility from Halawa site. \$10 million approved by the Legislature in 2023 to complete a due diligence and plans for new facility, including consideration of lease buyback options. Moved from planning to design phase. DAGS completed consultant selection and holding kickoff meeting. Primary deliverable is the RFP, which is due in 2025. This project is prerequisite for redevelopment of the redevelopment of the current OCCC site.

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Iwilei-Kapalama	0-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Design	Kamehameha and Kaahumanu Homes awarded FY23 TOD CIP Planning Funds for master planning for both properties. Two projects combined in Nov 2022. HPHA request for delegation/release of funds pending. Part of Ka Lei Momi Project. TOD CIP Planning Grant Funding portion completed.
	0-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment	10	Design/Const	Incorporated in State TOD Strat Plan Nov 2022. Initiating Phase 2 activities for redevelopment of Kuhio Park Terrace properties. Michaels Organization is their development partner. They are submitting an application for financing to HHFDC for the first phase (304 units). The 201H application was approved in November 2022. Kuhio Homes construction documents for Phase 1 are being finalized. Working on relocation plans for tenants. Construction expected to start in 2025.
	0-19	DHHL	Kapalama	Kapalama Project Conceptual Plan	5	Pre-Planning	Feasibility report completed Sep 2019; tenant lease expires in 2045; Conceptual planning report presented to the Hawaiian Homes Commission in August 2020; no change in status.
	0-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning	TOD Study completed Mar 2019; no update.
	0-21	HPHA	Kapalama	School Street Administrative Offices Redevelopment	12	Design/Const	State EIS completed 2017; 201H applic approved Nov 2020; LIHTC funds approved by HHFDC in Oct 2021. Building plans and subdivision are being processed by DPP. Highridge Costa was selected as the new development partner. Believes the first phase (250 units) should start in August 2023. Had a groundbreaking in January 2024. Started demolition work.
	0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	34	Planning	Consultant study of infrastructure requirements for affordable housing in area underway; EISPN issued in March 2022; completion of EIS in 2023. Infrastructure master plan completed in April 2023. \$25M for design and construction of priority projects included in FY24 for HCDA budget. FEIS posted pending acceptance.
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Design/Const	State EIS completed; NHPA/NEPA clearance pending; completing master planning & design work to move project forward. Identified as the highest priority in the Ka Lei Momi Project. They have a master plan for the project and working on getting the entitlements for phase 1. HHFDC approved funding.
	0-23	HHFDC/DAGS	Iwilei	Liliha Civic Center Mixed-Use Project	4	Planning	Preliminary master planning of site, preparing site plan & cost estimates; preparation of EIS in 2022 concurrent with State Iwilei Infrastructure Master Plan EIS. Liliha Civic Center/Iwilei Infrastructure Master Plan EISPN published in 2022. Consolidated master plan for Iwilei-Kapalama Infrastructure and Liliha Civic Center published in 2023. FEIS for Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan accepted on July 16, 2025. Home Aid Hawai'i is currently using part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA is using a portion of the property for a laydown yard area for the upcoming \$25 million electrical upgrade project. Concept plans completed.
0-25	HHFDC	Kakaako	690 Pohukaina	2	Design	Site plan to include housing & elementary school. EISPN published in March. Highridge Costa was approved by the HHFDC Board; 625 units for households earning 30 – 120% AMI. Board approved (funding) in November 2022. LIHTC and Tier 2 Rental Housing Revolving Funds will be used to finance the project. HHFDC is planning to convey within one year 28,000 square feet to the DOE for a new public school. Executed development agreement with developer. Delivery of units in 2027 (about same time as Civic Center Rail Station). The development team (Highridge Costa & Form Partners) are working on construction drawings. HHFDC, HCDA, and other major landowners are working on a new electrical circuit that will be required to provide power to upcoming projects in Kaka'ako.	
0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	2	Planning	HHFDC-DOE MOU executed for joint housing & school development project; working with HHFDC on school programming requirements.	
0-27	HCDA	Kakaako, Civic Center	Nohona Hale	0.24	Completed	Completed 2020; 111 units fully occupied; 30-60% AMI; total dev cost \$51.425M.	

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	0-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	0.69	Completed	Completed 2020; 84 units fully occupied; 30-60% AMI; total dev cost \$51.39M.
	0-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	0.62	Completed	Completed 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.
	0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)	1.5	Completed	Project completed; opening in May 2022; occupancy underway. Judiciary construction completed in 3rd quarter 2022. HHFDC executed a lease with the Judiciary to convey the Juvenile Service Center portion.
	0-31	HPHA	Ala Moana	Makua Aii & Paoakalani	9	Pre-Planning	No change in status.
City & County of Honolulu	0-32	CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan (multiple projs)	581	Pln/Des/Const	City-led I/K Needs Assessment & Traffic Study completed; City working with HHFDC on follow-up State Iwilei Infrastructure Master Plan, and OPSD on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dole Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project in planning. HCDA has a 25-kv powerline project underway to support Mayor Wright Housing and Liliha Civic Center. The contractor is evaluating different alignments with one possibility of going up Akepo Lane.
	0-42	CCH	Iwilei	Kuwili Station TOD Redevelopment Area Master Planning	20	Planning	Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for conceptual master planning for Kuwili Station area. The City awarded the contract for master planning to DTL in partnership with BDP Quadrangle of Toronto, Canada, Nippon Koei of Japan, and SSFM. Kick-off meeting held in November 2025.
	0-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	3	Design/Const	Land acquisition complete; EA, planning & design in process. SMA permit complete. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for construction.
	0-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Design	Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies. Waiting to hear on a Hawai'i Emergency Management Agency (HIEMA), Building Resilient Infrastructure and Communities (BRIC) grant application to help qualify for federal funding. City is reengaging with the Federal Emergency Management Agency (FEMA) on a grant application submitted several years ago. The funding will allow them to continue the design process and federalize the project.
	0-35	CCH	Chinatown	Chinatown Action Plan (multiple projs)		Design/Const	The 21 actions are in various stages of implementation. Kekaulike Mall Improvements EA & design complete; street repaving completed & bulbouts made permanent. Kekaulike Mall construction completed. Phase 2 expected start next.
	0-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan (multiple projs)		Pln/Des/Const	Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan.
	0-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Pln Complete	Master Plan completed. Some short-term and mid-term improvements under way.
	K-18	COK	Lihue	Lihue Town TOD Infill Development		Planning	Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for TOD multifamily housing study. The project is midway through its feasibility analysis. The team is contacting key developers and landowners to gauge interest in the building prototypes and capacities developed.

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County of Kauai	K-17	COK/DPW	Eiwa St Transit Center & multiple stops	Lihue Wastewater Treatment Plant & Collection System Improvements		Planning	Incorporated in Strat Plan in Sept 2025. Project to identify and address needed improvements to Lihue Town's wastewater infrastructure to maintain and expand system and service capacity to support affordable housing and infill development in Lihue Town proper. Service area coincident to the Lihue Town TOD Infill Development area. Awarded FY26 TOD CIP Planning funds to conduct inspection & evaluation of collection system to identify improvements needed to ensure capacity for planned development in Lihue Town.
	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning	DAGS contract awarded to UHDC for TOD proof of concept work to determine optimal use of site & other State parcels in area. Work completed in 2023 after discussions with stakeholders were held and preliminary concepts were developed. While the proof-of-concept effort looked at a mix of uses, including housing, office space, commercial space, and parking, additional planning would be required to further determine the project's feasibility including the potential amount of reduction in office space leased by DAGS.
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Completed	Completed. Units fully occupied. Provided 53 workforce housing units.
	K-14	COK	Lihue	Lihue Civic Center Redevelopment	9	Planning	Awarded FY22 TOD Planning grant for conceptual master plan. Project completed. The goal was to address the critical need for affordable and especially "missing middle" housing on Kaua'i. 2023 Lihue Civic Center Mobility Plan identified housing opportunities in this area. Project developed multifamily housing prototypes and analyzed feasibility of siting multifamily housing at the County's Lihue Civic Center property. Four building prototypes proved viable in the Opticos model. The project site is able to absorb 500 middle-income affordable housing units over five years. To enhance site feasibility and increase density, it was recommended that the developer relocate parking to nearby lots. The study examined key challenges such as sewer capacity, stormwater management, and infrastructure needs.
	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Pln Completed	Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed	Construction of 134 units complete; all units leased.
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Design/Const	Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Potential Housing	197	Pre-Planning	Kauai CC is conducting a survey to identify the need and feasibility for housing. In 2025, received \$5 million for plans, design, and construction of on-campus housing for faculty, staff, and students.
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning	No change in status of project. West Kauai Community Plan provides goals & objectives for incremental residential infill development & live/work spaces in the town center, as well as transportation to support safe connections between neighborhoods & towns.
	K-07	COK/DPW	Hanapepe	Hanapepe Road Resurfacing/Complete Streets Project		Pln/Des/Const	Environmental work complete. County currently working with its consultant to complete final design for reconstructing Hanapepe Road with pedestrian facilities. Construction to start late 2024 or early 2025.

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K-08	HHSC/COK	Kapaa	Samuel Mahelona Memorial State Hospital/TOD Master Plan	34	Planning	Revision of conceptual master plan to consider adjacent State properties/facilities completed; programmatic EIS being prepared, FEIS to be issued in Spring 2026. Funds appropriated by Legislature for State contribution to Wailua-Kapaa water system improvements needed to support redevelopment, total cost \$10 million; work on infrastructure improvements to start after master plan revisions completed. \$4.8 million in additional funding secured for county area water infrastructure improvements to support implementation of the master plan. County of Kauai needs to provide matching funds. HHFDC is continuing to collaborate with PBR Hawai'i on the master plan and EIS. New Kapaa Library on SMMH campus received \$2 million for plans and design in 2025.
K-17	HPHA	Kapaa	Hale Nana Kai O Kea Redevelopment		Planning	Received FY24 TOD CIP Planning Funds. Alternate site for HPHA Ka Lei Momi master development agreement. The proposed unit count will be included in anticipated buildout for the EIS.
K-09	COK/DPW	Kapaa	Kawaihau/Hawaala/Mailihuna Road Complete Streets & Safety Improvements		Construction	Notice to proceed issued to construction contractor; construction getting underway; improvements scheduled for completion in 2023.
K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects (fka Poipu Rd Multi-modal Improvements)		Design/Const	Final design underway; RAISE grant award approved and received. Anticipated to get funding obligation in May 2023. Construction expected to begin in April- June 2024.
K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Planning	Included in Poipu Rd Safety Project, which recently received Federal RAISE Grant funding. Strategically located, accessible, ADA-compliant bus stops with passenger shelters are included in the project plans. Implementation/operational budget to be defined by end of March 2022. No action due to operational constraints.
K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle		Planning	Review of existing & proposed bus stop locations being conducted to confirm accessibility & ADA-compliance at proposed bus stop locations; service to start in 2023. No action due to operational constraints.
K-13	COK/PD/KHA	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	34	Planning	Conceptual master plan completed. Awarded FY23 TOD CIP Planning Funds to do master planning for affordable housing; 200 single and multi-family units expected. Kaua'i Housing Agency is scoping the project. Project underway. Master plan on the 60-acre portion completed several years ago. Held 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.
K-16	COK/KHA	Kilauea Gym/Anaina Hou Park-n-Ride	Kilauea Town Affordable Housing Expansion	48	Planning	Incorporated in Strat Plan in Sept 2022. Awarded FY23 TOD CIP Planning Funds to conduct master planning for approx 200 affordable housing units. County working on acquiring two adjacent lots totaling 50 acres next to Kilauea Town. County owns roadway lot surrounding property to be used for access road. County has CDBG-Disaster Recovery funds for portion of project cost. Kaua'i Housing Agency is scoping the project. Planning Department will be assisting Housing Agency to integrate TOD elements in scope of work plans. Acquisitions are 99.9 percent finalized. The court ruled in favor of the County of Kaua'i on the condemnation. Held 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.
H-01	COH	Keaau	Keaau Public Transit Hub	4	Pre-Planning	Will be included in consultant study of transit hubs to support COH Transit & Multi-Modal Transportation Master Plan funded by \$3M COH GET. No update from last discussion held 6 months ago.
H-02	COH	Keaau	Keaau Public Wastewater System		Pre-Planning	Received US EDA grant for Puna Region; Will require additional funds for final EIS, design & construction. County's programmatic EIS now underway. Feasibility & site analysis for various locations in Puna District, including Keaau.

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County of Hawaii	H-13	COH	Pahoa	Pahoa Transit Hub/Public Library		Planning	Awarded FY22 TOD CIP Planning grant for site selection, conceptual master plan. Kick-off in July 2022; partnering w/ HSPLS to study co-location of public library w/ transit hub. Consultant doing site selection analysis, environmental assessment, and public meetings. Will put together a report and recommendation to purchase property, if needed. Contract amendment executed with OPSD to add \$350,000 in HSPLS funds for co-location of the Pāhoā Public Library. SSFM is preparing the materials and creating a website for public outreach. Three possible sites have been identified for community feedback. The next step will be planning and design. Legislature approved \$1M for plans and design in 2024. MTA is working with DOT on the Categorical Exemption for FTA funding for the Pahoa project. OPSD, COH MTA, HSPLS, and DAGS have scheduled monthly progress meetings.
	H-03	COH	Hilo	Prince Kuhio Plaza Affordable Housing	7	Pre-Planning	No change in status.
	H-04	COH	Hilo	Prince Kuhio Plaza Transit Hub	7	Pre-Planning	No change in status.
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	7	Construction	Project funded (HTF/HOME/LIHTC/HMMF/RHRE); Ground breaking in February 2023. Hoping to complete the project this year. Needed some changes which meant additional permits.
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC	267	Pre-Planning	No update.
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student	36	Pre-Planning	No update.
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	Design	Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; NTP issued. Scheduled completion in 2023. Part of the Ka Lei Momi Project. With a master developer on board, HPHA is planning to do a kickoff in about a month.
	H-16	COH-OHCD	Hilo	34 Rainbow Drive Affordable Housing	25	Planning	Incorporated in Strat Plan in Sept 2025. Project entails redevelopment of former Hilo Hospital Site with supportive housing, offices, health services, and affordable rental housing to provide housing near jobs in Hilo's health corridor. Located on bus routes serving the health corridor. Awarded FY26 TOD CIP Planning funds for additional master plan and pre-development studies for the proposed rental housing.
	H-17	COH-OHCD	Hilo	Ainaola Workforce Housing	71	Planning	Incorporated in Strat Plan in Sept 2025. Project entails infill development of workforce housing on site in residential neighborhood in Hilo. Located on bus route.
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning	No change in status.
	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	TBD	Pre-Planning	Incorporated in Strat Plan in Sept 2022. Partnered with COH Mass Transit Agency on a 2022 TOD CIP Planning Grant Study to co-locate with Kailua-Kona Transit Hub. OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region. OPSD, DAGS, and COH MTA have scheduled monthly meetings.
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning	\$2.44M FTA funds & \$610K in COH GET funds available for site selection, design, land acquisition; site selection process underway; will need funding for EA, design, construction; design & construction to start late 2023. Contracting with SSFM to work on the transit hub and base yard expansion projects, to include site selection, Title VI & environmental analyses, public meetings. Awarded FY23 TOD CIP Planning Funds to conduct a planning study to include site selection to co-locate with the State Kailua-Kona Civic Center and baseyard. County is starting the planning process and will be coordinating the project with DAGS. SSFM is developing a work program. OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region. OPSD, DAGS, and COH MTA have scheduled monthly progress meetings.

APPENDIX A. TOD Project Status and Funding Reported to TOD Council

(as of 12/30/2025)

State and County Priority TOD Projects, State TOD Strategic Plan as updated

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
County of Hawaii	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Design/Const	ADA improvements completed July 2020; awarded FY2021 Fed CDBG funds for design & construction for laundry room expansion, certified kitchen conversion, wastewater treatment plan repairs/replacement.
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Planning	Phase 1 complete; infrastructure issues, including water supply, need to be addressed for future phases. Future development is stalled due to Commission on Water Resource Management well permit policy. HHFDC is continuing to work on securing new water source development and allocation. The conditions imposed on the well construction permit made it infeasible. They are working to amend those conditions. Planning to issue RFP in Feb/March 2023.
	H-12	HHFDC/COH	North Kona	Kukuioala and Village 9 Affordable Housing	36	Pln/Des/Const	Subdivision approved in July 2022 for Kukuioala Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioala Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioala Village for emergency housing. Awarded FY24 TOD CIP Planning Funds. Resolution drafted for county council to accept the funding moving through the process. Access road to the homeless shelter is almost completed. They are going out for bid on vertical construction for the shelter. They are in negotiations for the design of the next phase of transitional housing. The contract is for conceptual master planning and site design for permanent transitional housing. They selected Group 70 for the Kukuioala Phase 3 Multifamily Housing and had a kickoff meeting in July 2025 for the feasibility and needs assessment. They should be able to provide design concepts and some programmatic ideas on what can be included and how it is going to be phased. Grant agreement for phase 3 is being routed for signatures.
County of Maui	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiaaalu o Kukuia, formerly known as Keawe Street Apts at the Villages of Lealii, is under construction; estimated to be completed in 4th Quarter 2024. They are in contact with DHHL to do a joint project or convey the property to them. First tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management Administration's (FEMA) temporary housing project, Kilohana, at the end of October. HHFDC's Kaiāulu o Kūku'ia permanent housing project is scheduled to receive new tenants in December. This is the first permanent housing project to be made available to Lahaina fire survivors.
	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Proj Completed	Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard was the consultant. West Maui TOD Corridor Plan included a section on framework for resiliency and disaster recovery planning. Copy of the report has been shared with Maui Office of Recovery. Presented to the Maui MPO TAC and Policy Board in February 2024 and TOD Council in April 2024. Project completed March 2024.
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex	6	Plan/Design	Final EA for housing & civic center uses at the parcel published May 2022. They are proposing 303 affordable living units and master planning for the DAGS civic center portion. Delivery of living units should be FY2029. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; contract awarded to hierarchy IIP and completed. \$9 million was approved for design and construction in 2023 for civic center. HHFDC is collaborating with EAH Housing (EAH) and DAGS to refine the site design. Development agreement has been executed and an SMA application of the project has been submitted for both projects. Design of the civic center is underway and DAGS intends to include a request in the 2027-2029 fiscal biennium to fund the construction of the civic center facility, which will include space for DOE's adult education program and for pre-K.
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	Central Maui Transit Hub opened in November 2024.

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M-04	DAGS/ HHFDC	Wailuku	Wailuku Courthouse Expansion/Civic Center Complex	3	Plan/Design	HHFDC funded preparation of a programmatic EA for former Post Office site; initial DEA published for HHFDC is being revised for publication under DAGS. \$1 million in planning funds appropriated to DAGS in 2023. Planning efforts to start early 2026.
M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Planning	Awarded FY22 TOD CIP planning grant for master planning & environmental reviews. RFP for pre-master planning pending. Part of the Ka Lei Momi Project. Project postponed due to Maui wildfires recovery and uncertainty.
M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Planning	Plan serves as TOD Pilot Area and studies being used for TOD Infrastructure Financing Study. Five bus stops along the Ka'ahumanu Avenue and are looking into expanding the routes in Central Maui.
M-08	COM	Kihei-Makena	South Maui TOD Corridor Plan		Pre-Planning	Pending funding; South Maui CP update underway; TOD Plan to build on CP.

30-Dec-25