

# TOD CIP Request, Fiscal Year 2021

## TOD CAPITAL PROJECT INFORMATION AND JUSTIFICATION SHEET

Project Title	SB3104 / HB2542, Housing Infrastructure Funding: UH West Oahu (UHWO) & Neighbor Islands	Program ID Dept	No	Capital Proj No
Expending Agency	Hawaii Housing Finance and Development Corporation	BED	160	
Summary Project Description	GO bonds to fund infrastructure for housing near UH West Oahu Campus and on the Neighbor Islands			

### Estimated Project Cost (In THOUSANDS of dollars)

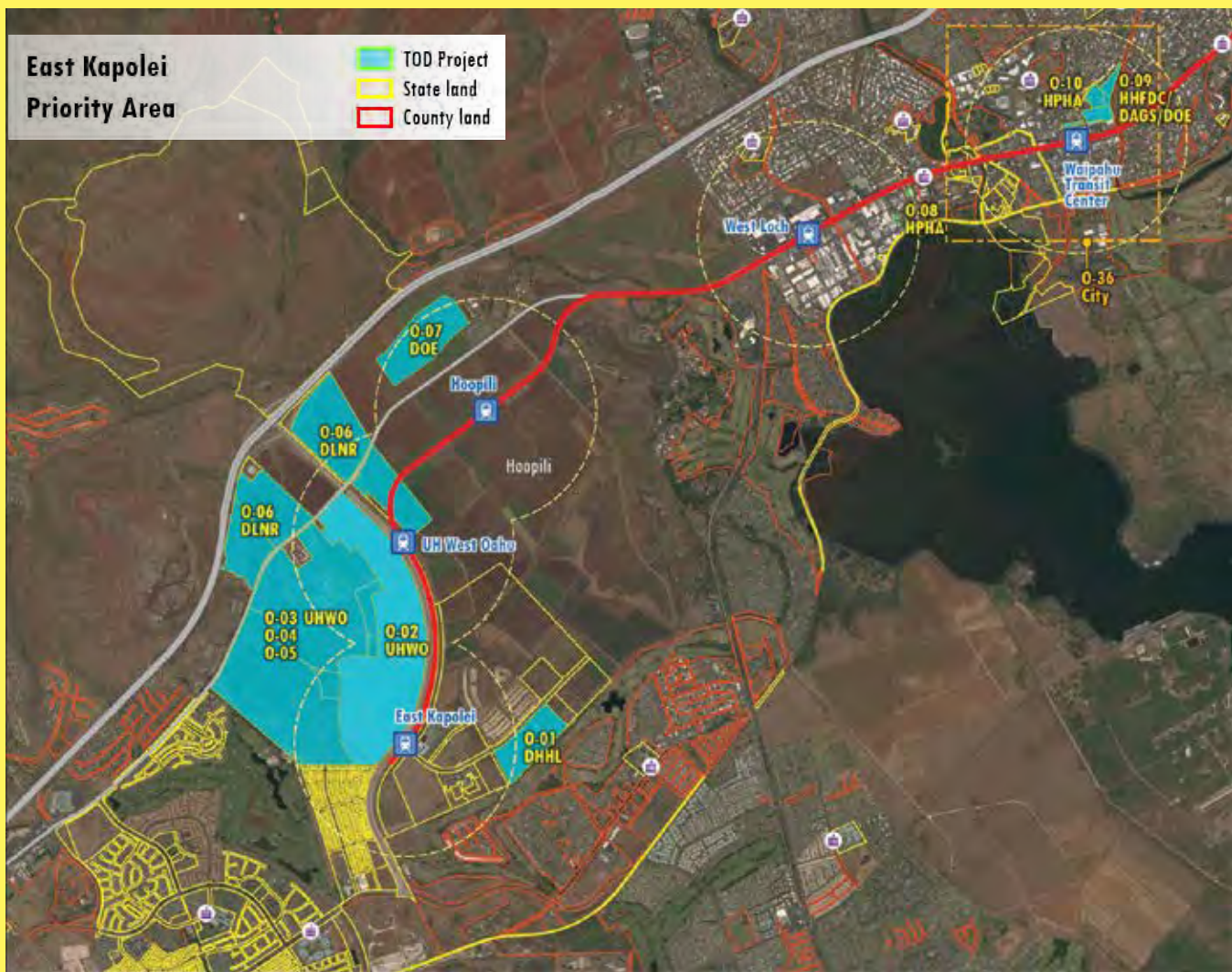
Cost Element	Prior Funding			FY 2021 Request		Future Funding Requests			Proj Cost Estim (In Thous)
	FY	\$ (In Thous)	MOF	Amount (In Thous)	MOF	FY	\$ (In Thous)	MOF	
Pre-Plan									\$ -
Plans									-
Land									-
Design									-
P/D/C				\$ 275,000	C-GOBonds				-
Equipment									-
<b>TOTAL (Thous \$)</b>		\$ -		\$ 275,000			\$ -		\$ -

### Project Information and Justification

Scope of Project	\$200M in GO bonds/appropriations for infrastructure for housing on lands at/near UH West Oahu, and \$75M for infrastructure for housing on the Neighbor Islands. Funds to be deposited in HHFDC's Dwelling Unit Revolving Funds. Infrastructure funding for the <b>UHWO area</b> would align with and support TOD priority projects in the State TOD Strategic Plan: implementation of the UHWO Long-Range Development Plan, UHWO infrastructure development, University District development, and DLNR East Kapolei Master Plan development. It is hoped that the \$75M for <b>Neighbor Island housing projects</b> will be used to advance identified NI TOD projects in the State TOD Strategic Plan.
TOD/Smart Growth Need/s to be Addressed	Two Honolulu rail stations serve this immediate area and can be a catalyst for dense, walkable TOD communities along this corridor. With the exception of UHWO facilities, much of these lands are undeveloped. Realization of this potential for a mixed-use TOD community requires major infrastructure investment to support TOD buildout, including affordable housing.
Community Benefits/Impacts if Funded	Upfront investment in infrastructure will facilitate the production of affordable housing and contribute to the realization of compact, walkable TOD communities served by public transit to better utilize scarce land resources and lower the cost of delivering and maintaining public infrastructure and services.
Impact on Project if Funding Deferred	Will delay construction of individual affordable housing projects and mixed-use development since no individual project can fund the upfront cost of needed infrastructure.
Additional Information	See attached overview of East Kapolei TOD opportunities and list of Neighbor Island TOD Projects, excerpted from the State TOD Strategic Plan. Information on Neighbor Island TOD Projects initially identified in the State TOD Strategic Plan can be viewed at <a href="http://files.hawaii.gov/dbedt/op/lud/State-TOD-Strategic-Plan_FactSheets_Rev-Aug-2018_rev20190715_secured-20190823.pdf">http://files.hawaii.gov/dbedt/op/lud/State-TOD-Strategic-Plan_FactSheets_Rev-Aug-2018_rev20190715_secured-20190823.pdf</a> .

### Point of Contact and Contact Information

Name	Agency/Title	Email address	Phone
Denise Iseri-Matsubara	HHFDC / Interim Executive Director		



## EAST KAPOLEI

- [0-01] DHHL Kauluokahai TOD
- [0-02] UHWO University Village
- [0-03/04] UHWO LRDP & TOD Infrastructure
- [0-05] UHWO Multi-Campus Housing Plan
- [0-06] DLNR East Kapolei Master Plan
- [0-07] DOE East Kapolei High School
- ▶ Farrington Highway
- ▶ Kualakai Parkway
- ▶ Drainage

**Opportunity.** The State has large land holdings in East Kapolei, and several State agencies—including UH West Oahu, DLNR, and DHHL—are actively exploring and pursuing development of their properties in alignment with the City's long-standing goal of creating a second city on the Ewa plain. These three entities control over 1,000 acres of land around the East Kapolei and UH West Oahu rail stations—lands suitable for dense TOD development. In addition, DR Horton to the east is developing Hoopili, a Master-Planned community that will provide over 11,500 housing units when completed in 20 years. Smart TOD investments in this region could contribute not only to the realization of a dense second city, but to the provision of much needed affordable housing in a service- and amenity-rich environment.

**Constraints that need to be addressed.** Much of the State lands in East Kapolei are undeveloped and regional infrastructure systems and community-serving facilities like public schools have yet to be developed. TOD development will require coordination among master developers responsible for installing new potable and recycled water systems in the region. Constraints that need to be addressed include widening of the City's Farrington Highway, drainage gulches that bisect DLNR parcels, buildout of on- and off-site water and wastewater facilities and other utilities, creation of urban street and pedestrian networks that work with Kualakai Parkway and Farrington Highway, and ensuring safe and convenient pedestrian access to stations along Kualakai Parkway. In terms of social infrastructure, additional school capacity is needed, and there is no public housing in the East Kapolei area.