

FY 2023-24 STATE TOD CIP PLANNING FUNDING OPPORTUNITY

Call for Proposals Guidance

The Office of Planning and Sustainable Development (OPSD) invites State and County agencies to submit funding proposals for projects that facilitate coordinated, collaborative planning and implementation of transit-oriented development (TOD) projects in the *State Strategic Plan for Transit-Oriented Development (State TOD Strategic Plan)*, prepared for the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council).

Proposals are due by 4:30 p.m., Friday, August 25, 2023. Project funding requests should be in the range of \$100,000 to \$500,000.

Funding Authority

Act 164, Session Laws of Hawai'i 2023, Section 7, Item K.1 appropriates \$2 million in CIP funds to OPSD for State TOD planning and implementation statewide. It is intended to fund TOD planning grants for plans, feasibility and cost studies, and coordination of TOD projects, TOD public infrastructure requirements, and related environmental review documents for TOD projects in the *State TOD Strategic Plan*. Any unencumbered funds lapse on June 30, 2026.

Be advised that the release of CIP funds for project awards is subject to the approval of the State Department of Budget and Finance and the Governor.

TOD CIP Planning Fund Objectives

Planning funds are to be used for master planning and other planning studies, preparation of environmental review documents, and infrastructure master planning and assessment work for TOD projects and TOD infrastructure that are identified through State-County consultation, coordination, and collaboration and that are aligned with State TOD goals and objectives.

The awards are intended to catalyze TOD projects that require interagency collaboration or new approaches to creating vibrant, transit-centered TOD communities with affordable housing, job and business opportunities, multi-modal transportation choices, and access to goods and services within walking and wheeling distance of transit hubs.

Project Application and Award

OPSD is soliciting proposals from State and County agencies for project funding in the range of \$100,000 to \$500,000. There is no match requirement, although demonstration of matching funds or budgeted funding commitments is encouraged.

OPSD will evaluate, rank, and select projects for funding, based on the Evaluation Criteria on page 4. OPSD expects to inform agencies of awards on or before September 1, 2023, so that recipients can brief the TOD Council on their projects at the TOD Council's September 15 meeting.

Minimum Requirements/Qualifications

- Applicant must be a State or County agency
- Project is incorporated in the *State TOD Strategic Plan*—refer to guidance later regarding inclusion of new project proposals into the Plan
- Alignment with State and County directed growth policies and plans

Pre-Application County Informational Meetings

To encourage inter-agency collaboration and co-location of facilities, OPSD will host virtual Pre-Application Informational Meetings for each County with interested State and County agencies (*via Zoom*). State and County agencies considering applying for project funding are required to attend the informational meeting to describe the proposed project and enable interagency discussion of the potential relationship of the project with other projects and plans in the TOD area. OPSD will work with the County TOD Council representatives to schedule the meetings during the week of July 24. OPSD will send individual meeting invitations with Zoom links to State and County agencies. Agencies are requested to forward the meeting invitations to other interested agency staff.

Schedule/Timeline

Dates	Activity
Wednesday, July 5, 2023	FY24 Call for Proposals and Guidance issued
July 24 – July 28, 2023	Pre-Application County Informational Meetings with State and County agencies (<i>via Zoom</i>)
Friday, August 25, 2023, 4:30 p.m.	Proposals due to OPSD. Please include Project Fact Sheet and Narrative if project is not already in the State TOD Strategic Plan.
Friday, September 1, 2023	OPSD notifies selected project sponsors
Friday, September 15, 2023	TOD Council action on any new projects for inclusion in State TOD Strategic Plan OPSD announcement of projects selected for awards
<i>Approximate timeframes:</i> October – December 2023	<i>OPSD/State recipients request release of funds from the Governor; OPSD contracts with County recipients</i>
January – April 2024	<i>Agency consultant procurement and contract</i>
May 2024 – June 2026	<i>Agency project implementation</i>

Proposal Content

Project proposals should not exceed 10 pages, not including maps or attachments. The proposal shall include the following information. Please use this outline as section titles to organize your proposal.

- Project Title
- Project Sponsor/Agency and Point of Contact Information
- Location, Tax Map Key(s), Land Area
- Description of Project and Project Objectives
- Purpose/Need for Project and Expected Benefits
Proposal should discuss: (1) alignment with State and County TOD objectives, (2) alignment with the Evaluation Criteria, and (3) any prior studies, work performed, or resources already expended or committed to the project
- Project Organization and Stakeholder Engagement
- Scope of Work with Tasks and Expected Schedule
- Project Proposal Budget by Tasks and Estimated Total Project Budget (if other resources/funds will be used)
- Expected Project Work Products/Deliverables
- Supporting maps, graphics, reports

Submittal Information

Proposals due	August 25, 2023, 4:30 p.m. HST
Submit proposal via email to OPSD	dbedt.op.lud@hawaii.gov
Email Subject Line	Proposal for FY24 TOD CIP Funding, Agency Acronym, Project Name, Island/Location
Proposal file format	Unprotected PDF or Word file

Evaluation and Selection

Planning funds are intended to leverage or use State and County facilities and land for TOD, help move forward projects with high TOD potential or public benefit, and support project implementation. Applicants should consider the extent to which their proposal:

- Will promote State-County collaboration and alignment of TOD efforts
- Has potential to have a catalytic impact in advancing State and County TOD
- Promotes multi-agency collaboration for project implementation
- Serves a high-priority agency need in a TOD area

Proposals will be evaluated, scored, and ranked using the criteria below. Please refer to the evaluation criteria to assist in prioritizing and justifying projects for which funding will be sought. Funds will be awarded to the highest-ranked proposals as available funds allow.

OPSD reserves the right to adjust award amounts based on the number of proposals received and the amount of funding requested. Cost estimates should be provided by phase or major tasks to allow for potential partial funding that would still allow completion of major tasks.

Evaluation Criteria

Public/Community Benefit	40 pts
<ul style="list-style-type: none"> ● Proximity to station/transit node & commercial center with scheduled public transportation service ● Mixed-use dense, walkable, equitable development that supports healthy, active travel and transit use ● Job and business creation and industry expansion ● Co-location of public facilities/services, economic opportunities, access to basic goods and services, community amenities and housing ● Provision of affordable rental and for-sale housing, with priority for mixed-income, multi-family housing providing a prefer greater percentage of units for the lowest AMI households, and long-term/permanent affordability ● Access to social infrastructure: schools, services, etc. ● Multi-modal transportation options and intermodal connectivity, accessibility ● Sustainable development, green building, energy efficiency, climate change, resiliency ● Improvement of public realm, streetscapes, placemaking 	
Agency/Project Readiness	20 pts
<ul style="list-style-type: none"> ● Site availability and control (no/few lease/uses/deed restriction issues) ● Status of project planning (initiated or approved for initiation, underway) ● Development partners/partnership (identified/formed) ● Financial resources/tools available, being secured/secured (including location in improvement district, Opportunity Zone (OZ) tract, etc.) ● Market readiness in area / development timing ● Serves agency mission and provides public benefits 	
Catalytic Impact	15 pts
<ul style="list-style-type: none"> ● Expansion of infrastructure and service capacity for area-wide development/redevelopment ● Efficient use of State land, resources, and investments in facility development, with reduced cost of services and revenue potential to State agencies ● Advancement of priority State redevelopment/development objectives in neighborhood/region (mixed-use/mission-serving communities on State lands or growth/revitalization interests) ● Alignment with county plans / catalytic projects/investments in TOD, smart growth 	
Site Considerations	25 pts
<ul style="list-style-type: none"> ● Connectivity to station/transit node with scheduled public transportation service ● Development potential: site access, parcel size/configuration, compatibility w/ adjacent land uses ● County Plan land use designation and zoning (entitlements) ● Site constraints/conditions: environmental, hazards, cultural/archaeological, regulatory overlays ● Infrastructure capacity 	

Projects not Included in State TOD Strategic Plan

In accordance with the appropriation, projects must be included in the *State TOD Strategic Plan* to receive TOD CIP planning funds. New project proposals may be submitted for evaluation and selection for funding. **However, any project not in the *State TOD Strategic Plan* that is proposed and selected for funding will need to be approved for inclusion in the Strategic Plan by the TOD Council at the Council's September 15, 2023, meeting for the project to receive funds.**

Agencies must complete and submit a TOD Project Fact Sheet and Narrative (see attached template) for new projects seeking TOD Council approval. Agencies are encouraged to submit the Project Fact Sheet and Narrative with their proposals. The final TOD Project Fact Sheet and Narrative for new projects selected for award are due no later than 4:30 p.m., Wednesday, August 30, 2023, for inclusion in the meeting materials for the September 15 TOD Council meeting. Agencies will be expected to present and justify their request for inclusion in the *State TOD Strategic Plan* during the September 15 TOD Council meeting.

Please see the attached list of projects currently in the *State TOD Strategic Plan*, posted at: https://files.hawaii.gov/dbedt/op/lud/20220425%20TOD%20Strat%20Plan/TODStratPlan_Aug2018_Current.pdf.

Project Fund Transfer and Project Implementation

Funds will be transferred to the selected State and County recipients as follows:

- For State proposals, through an executed Memorandum of Agreement between OPSD and the State recipient that provides for the delegation of expending authority and transfer of funds to the recipient agency; and
- For County proposals, through an executed contract between OPSD and the County recipient that provides for the reimbursement of project expenses incurred by the County.

Recipients will be responsible for all required fiscal management and reporting as well as procurement and management of consulting services for conduct of the project. OPSD will serve in an advisory capacity as a member of the agency's project team during project implementation. Funds must be encumbered or expended before June 30, 2026. Projects should be completed within 18-24 months of project initiation or a notice to proceed issued to the project contractor.

Contact Information

Please contact Carl Miura, carl.y.miura@hawaii.gov, or Ruby Edwards, ruby.m.edwards@hawaii.gov, OPSD, with any questions regarding this call for proposals.

- Attachments:**
- A. State and County TOD Projects, *State TOD Strategic Plan*
 - B. TOD Project Fact Sheet and Narrative Template

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
East Kapolei	0-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Pre-Planning		5,132 (por)		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. They anticipate at least 150 units, but it will be determined by the developers. They have the sewer capacity for entire Ka'uluokaha'i development.
	0-02	UH	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu University District	168	Planning			10,000 250	Awarded FY23 TOD Planning grant for Non-Campus Lands Development Feasibility Study. UH to issue RFP for the 30-acre property in the University District lands. Urban design plan is underway. For the development feasibility plan, MOU and Delegation of Authority completed. Next is Request for Release of funds. 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).
	0-03	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu Long Range Development Plan	500	Planning		125		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.
	0-04	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu TOD Infrastructure		Planning				No update.
	0-05	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.
	0-06	DLNR	Keoneae (UHWO)	East Kapolei Master Development Plan	175	Planning		300		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. Subcontractor is starting work on conceptual urban design plan. The draft EIS will be published by 2024.
	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning			100 (P) 355,000 (fed \$(P/D/C)	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million 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	100,000	25,000	20,000 (L) 75,000 (C)	Three-lane highway with one shared turn lane; provides room for bike lane & pedestrian walkways & avoids relocation of utilities. Notice to Proceed issued in February 2023. Working on relocating utilities. Construction will begin in March 2024 with completion in July 2026.

*Fund amounts shown in italics are amounts requested or are as yet unfunded.

State and County TOD Projects, State TOD Strategic Plan

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
	0-40	HCDA	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.
	0-08									Waipahu I and II removed from Strat Plan in November 2022.
	0-09	HHFDC/DAG	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	Pre-Planning				No change in status. Part of the Ka Lei Momi Project.
Halawa-Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning		170,000	350,000 (P/D/C/E)	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. Developer would develop some or all of the surrounding district.
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	12	Planning		400		\$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 Lei Momi (Redevelopment) Project.
Kalihi	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning				Feasibility report completed Sep 2019; no change in status.
	0-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Pre-Planning			15,000	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.
	0-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Planning			350	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.
	0-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes	10	Planning				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.
	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.

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State and County TOD Projects, State TOD Strategic Plan

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
Iwilei-Kapalama	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	Plan/Design	2,500	40,000		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. Their development partner, Retirement Housing Foundation, believes the first phase (250 units) should start in August 2023.
	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. \$86M for design and construction of priority projects included in FY24 budget.
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Planning				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.
	0-23	HHFDC/DAG S	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 March 2022. Consolidated master plan for Iwilei-Kapalama Infrastructure and Liliha Civic Center Master Plans almost complete and will be published at the same time in 2023.
	0-24	HPHA	Iwilei	Kalanihuia Homes	2	Pre-Planning				No change in status; project included in State Iwilei Infrastructure Master Plan underway.
	0-25	HHFDC	Kakaako	690 Pohukaina	2	Planning				Site plan to include housing & elementary school. EISPN published in March. Highridge Costa was approved by the HHFDC Board; 631 units for households earning 30 — 120% AML. 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.
	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% AML; total dev cost \$51.425M.
	0-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	0.69	Completed				Completed 2020; 84 units fully occupied; 30-60% AML; 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% AML; total dev cost \$60.82M.
	0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)	1.5	Completed	87,600			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 Alii & Paoakalani	9	Pre-Planning				No change in status.

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State and County TOD Projects, State TOD Strategic Plan

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
City & County of Honolulu	O-32	HHFDC/CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan	581	Planning	500,000			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.
	O-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	3	Plan/Design	130,000			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.
	O-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Design	175,000			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.
	O-35	CCH	Chinatown	Chinatown Action Plan		EA/Design		7,000		The 21 actions are in various stages of implementation. Kekaulike Mall Improvements EA & design complete; street repaving completed & bulbouts made permanent. Kekaulike Mall construction started and is expected to be completed in October 2023.
	O-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan		Planning				Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets.
	O-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Planning				Master Plan completed. Some short-term and mid-term improvements under way.
	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; discussion with potential stakeholders, preliminary concepts to begin early 2023. Planning to do outreach to all stakeholders to develop a master plan.
	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		350		Awarded FY22 TOD Planning grant for conceptual master plan; contract with State executed. Proposals for the RFP will be due on February 27, 2023.
	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Planning	250			Awarded FY21 TOD Planning grant for mobility plan. Project started in early 2022 & completion by Dec 2023. Interested in coordinating with DAGS and UH since they are going into scenario planning. Interested in coordinating with DAGS and UH since they are going into scenario planning.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed				Construction of 134 units complete; all units leased.

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State and County TOD Projects, State TOD Strategic Plan

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
County of Kauai	K-04	COK/KHA/H HFDC	Eleele	Lima Ola Workforce Housing Development	75	Construction				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/Student Housing	197	Pre-Planning				Kauai CC is conducting a survey to identify the need and feasibility for housing.
	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 Complete Streets Improvements		Design				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.
County of Kauai	K-08	HHSC/COK	Kapaa	Samuel Mahelona State Hospital/TOD Master Plan	34	Planning	550		380	Revision of conceptual master plan to consider adjacent State properties/facilities underway; programmatic EIS being prepared; master plan to be completed in 2022 & EIS in 2023. 2022 Legislature appropriated \$380,000 to EIS for work on entitlements (Class IV zoning permit) & determination whether to subdivide or CPR the lots. Funds appropriated by 2022 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. Project team is working on a revised conceptual master plan and preparation of an EIS for the revised plan will follow. Funding has been secured for county area water infrastructure improvements that will support implementation of the master plan. A community workshop was held in January 2023. The revised master plan is nearing completion.
	K-09	COK/DPW	Mahelona	Kawaihau/Hauaala/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)		Plan/Design				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.

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State and County TOD Projects, State TOD Strategic Plan

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
County of Hawaii	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.
	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.
	K-13	COK/PD/KHA	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	34	Planning			425	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.
	K-16	COK/KHA	Kilauea Gym/Anaina Hou Park-n-Ride	Kilauea Town Affordable Housing Expansion	48	Planning			375	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.
	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		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.
	H-13	COH	Pahoa	Pahoa Transit Hub		Planning		350		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.
County of Hawaii	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		49,000		Project funded (HTF/HOME/LIHTC/HMMF/RHRF); EAH Housing will holding a groundbreaking ceremony in February 2023.
	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.

*Fund amounts shown in italics are amounts requested or are as yet unfunded.

State and County TOD Projects, State TOD Strategic Plan

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
County of Hawaii	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	Planning	550			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.
	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.
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning			400	\$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 start the planning process and will be coordinating the project with DAGS. SSFM is developing a work program.
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Des/Constr				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	Pre-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. Planning to issue RFP in Feb/March 2023.
	H-12	HHFDC/COH	North Kona	Kukuioia and Village 9 Affordable Housing	36	Plan/Des/Constr				Subdivision approved in July 2022 for Kukuioia 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 Kukuioia Village for emergency housing. County will be breaking ground in late January 2023 for Phase 1 of Kukuioia Village for emergency housing.
	M-01	HHFDC	Lahaina	Villages of Leali'i Affordable Housing	1033	Plan/Design				Kaiaaulu o Kukuia, formerly known as Keawe Street Apts at the Villages of Leali'i, 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.

*Fund amounts shown in italics are amounts requested or are as yet unfunded.

Attachment A. State and County TOD Projects, State TOD Strategic Plan

(as of 06/13/2023)

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	2023 Project Status
County of Maui	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Planning	500			Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard selected as consultant. Housing and market analysis and community profile should be posted on the website within the next two weeks. During the week of February 27-March 2, community engagement activities will be held including five walking tours and stakeholder sessions. A new transit hub will be selected. Land use and connectivity plans are the next step.
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (fka Kane St AH)	6	Planning	200			Final EA for housing & civic center uses at the parcel published May 2022; HHFDC issued an RFP for the housing portion of the project. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; contract awarded to hierarchy llp. Presentation to TOD Council in April 2023. Final report is under way. \$9 million was approved for design and construction in 2023.
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	2,300	500		Project under construction and should be completed by summer 2023
	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 approved in 2023.
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Pre-Planning		225		Awarded FY22 TOD CIP planning grant for master planning & environmental reviews. RFP for pre-master planning pending. Part of the Ka Lei Momi Project.
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Completed				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.

5-Dec-22

*Fund amounts shown in italics are amounts requested or are as yet unfunded.

State and County TOD Projects, State TOD Strategic Plan

STATE TOD CIP PLANNING FUNDS AVAILABILITY: CALL FOR PROPOSALS [FY22]

July 16, 2021

Attachment. TOD Project Fact Sheet

AGENCY TOD Project Fact Sheet		Proj ID DATE		
1	Agency			
2	Transit Station/Bus Stop			
3	Project Name			
4	Street Address			
5	Tax Map Key/s	#-#-###: ###		
		#-#-###: ###		
		#-#-###: ###		
6	Land Area (acres)			
7	Zoning			
8	Fee Owner			
9	Lessee/s			
10	Current Uses			
11	Encumbrances (if any)			
12	Summary Project Description			
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
15	Project Status			
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
19	Contact Person (Name, Email Address)			
20	Attachments OPTIONAL: Please send images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

STATE TOD CIP PLANNING FUNDS AVAILABILITY: CALL FOR PROPOSALS [FY21]

August 11, 2020

Exhibit 2. TOD Project Fact Sheet

PROJECT TITLE

Narrative description of the project.

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State TOD CIP Planning Grant Projects, 2016-2022

Since 2016, **\$7 million in funds have been appropriated** by the State Legislature for TOD Planning grants.

Approximately **\$12 million in grant requests have been received**.

13 State and county agencies awarded planning funds for **20 TOD projects statewide**.

State and county projects funded by TOD planning grants are listed below.

kauai

- Lihue

Hse Dist 16 . Sen Dist 8

Lihue Civic Center Mobility Plan

2020 Kauai County Planning Dept \$250,000

Completion Summer 2023

Lihue Civic Center Redevelopment Study

2021 Kauai County Planning Dept \$350,000

Completion Dec 2024
- Kilauea

Hse Dist 15 . Sen Dist 8

Kilauea Town Aff Housing Master Plan

2022 Kauai County Housing Agency \$375,000

Completion Dec 2024
- Waimea

Hse Dist 17 . Sen Dist 8

Waimea 400 Aff Housing Master Plan

2022 Kauai County Housing Agency \$425,000

Completion Dec 2024

oahu

- East Kapolei

Hse Dist 39,43 . Sen Dist 19,21

East Kapolei Lands Strategic Master Plan

2016 Dept Land & Natural Resources \$200,000

Completed for four parcels 2020

East Kapolei TOD Conceptual Master Plan

2021 Dept Land & Natural Resources \$300,000

Completion Fall 2023
- UH West Oahu Non-Campus Lands Urban Design Plan Update

2021 UH West Oahu \$125,000

Completion Spring 2024
- UH West Oahu Non-Campus Lands Redevelopment Feasibility Study

2022 University of Hawaii \$250,000

Completion 2024
- Halawa/Stadium

Hse Dist 32 . Sen Dist 15

Aloha Stadium/Ancillary Development Conceptual Master Plan

2016 DAGS/Stadium Authority \$200,000

Pre-development planning studies for HPHA Puuwai Momi to be completed Spring 2023
- Puuwai Momi Redevelopment Master Plan

2021 Hawaii Public Housing Authority \$400,000

Completion Fall 2024
- Iwilei-Kapalama

Hse Dist 30 . Sen Dist 15

Kamehameha/Kaahumanu Homes Master Plan

2022 Hawaii Public Housing Authority \$350,000

Completion Fall 2024
- Honolulu Community College TOD Study

2016 University of Hawaii/UH HCC \$100,000

Completed 2019

Planning grant purpose

- to foster innovation and multi-party collaboration in TOD project planning and implementation. These funds have seeded TOD projects statewide—with the objective of accelerating implementation and delivery of affordable housing, mixed-use development, transit and multi-modal mobility facilities.

Implementation of the State TOD Strategic Plan

over 70 projects statewide have been identified in the Strategic Plan that would promote creation of affordable housing and greater transportation options within mixed-use communities centered around transit stations or bus transit hubs. Funds for advancing these projects are critical to achieving more livable communities statewide. A 2020 TOD Planning Study for three TOD priority areas on Oahu estimated the unfunded infrastructure cost to support as much as 48,000 potential housing units in the three areas at \$3.2 billion.

maui

- West Maui

Hse Dist 14. Sen Dist 6

West Maui TOD Corridor Plan

2020 Maui County Planning Dept \$500,000

Completion Dec 2023
- Wailuku

Hse Dist 10 . Sen Dist 5

Kahekili Terrace Master Plan

2021 Hawaii Public Housing Authority \$225,000

Completion Fall 2024
- Kahului

Hse Dist 9. Sen Dist 8

Kahului Civic Center/Public Library Integration Study

2020 DAGS/Hawaii State Public Library System \$200,000

Completion Spring 2023

hawaii

- Kailua-Kona

Hse Dist 7. Sen Dist 3

Kailua-Kona Transit Hub/State Civic Center Site Selection/Plan

2022 Hawaii County Mass Transit/DAGS \$400,000

Completion Spring 2025
- Pahoa

Hse Dist 4 . Sen Dist 2

Pahoa Transit Hub/Public Library Site Selection/Planning

2021 Hawaii County Mass Transit/HSPLS \$100,000

Completion Spring 2024; HSPLS CIP\$ share
- Hilo

Hse Dist 2 . Sen Dist 1

Lanakila Homes Redev/County Multimodal Transportation Planning

2020 HPHA/County of Hawaii \$550,000

Completion Spring 2023

TOD Infrastructure

to support affordable housing & business/job creation around transit ————— priority TOD / smart growth centers served by transit statewide

regional / statewide projects

Hse Dist 28,30,31,32,39,42,43 . Sen Dist 13,14,15,19,21

State TOD Planning & Implementation, Oahu

East Kapolei, Halawa-Stadium, Iwilei-Kapalama

2017 Office of Planning & Sustainable Development [TOD CIP Planning Funds] \$1,000,000

Project identified development potential and associated infrastructure needs in 3 TOD priority areas in the 2018 TOD Strategic Plan. Completed 2020

Link to Study Report: https://files.hawaii.gov/dbedt/op/lud/20200811_StateTODProjectReport/State-TOD-PIP-Proj_WebReport-w-Appendices_202007.pdf

Study highlights (in 2019 dollars)

- Identified the potential for **48,000 residential units**, plus **15.2M sf of commercial/institutional** space, and **3.9M sf of industrial** space in the 3 TOD priority areas.
- That would yield estimated **\$26B in direct construction value**, over 3 decades.
- An estimated **\$4.9B in regional infrastructure** is needed to serve that development, with **\$1.7B of that assumed funded** from existing budget sources, leaving an **unfunded need for \$3.2B** in infrastructure costs.
- Estimated development projections and funding needs are broken down into 3 10-year phases, with the largest funding gaps in the 2nd and 3rd decades:

2020-2029	\$1.79B total, with \$.55B unfunded
2030-2039	\$1.42B total, with \$.96B unfunded
2040-2049	\$1.72B total, unfunded

Hse Dist 28,30 . Sen Dist 13,14,15

State Iwilei-Kapalama Infrastructure Master Plan, Oahu

2021-23 Hawaii Housing Finance & Development Corporation Up to \$5M

Master plan and EIS for infrastructure investments needed to catalyze development of State, City, and private lands in Iwilei-Kapalama. Up to \$5M authorized by HHFDC Board from the Dwelling Unit Revolving Fund for the infrastructure master plan, master plan for the Liliha Civic Center, preparation of EIS, and design of improvements that support development on State-owned land in the Iwilei-Kapalama area. Master plan completion Spring 2023

An estimated \$700M in infrastructure needed to serve up to 27,000 new residential units.

Hse Dist 7,10,12,16,28,30 . Sen Dist 3,4,5,8,13,14,15

TOD Infrastructure Financing & Delivery Strategies for TOD Pilot Areas, Statewide

Iwilei, Oahu . Lihue Town Core, Kauai . Kaahumanu Ave Corridor, Maui . Ane Keohokalole Corridor, Hawaii

2021 Office of Planning & Sustainable Development [TOD CIP Planning Funds] \$500,000

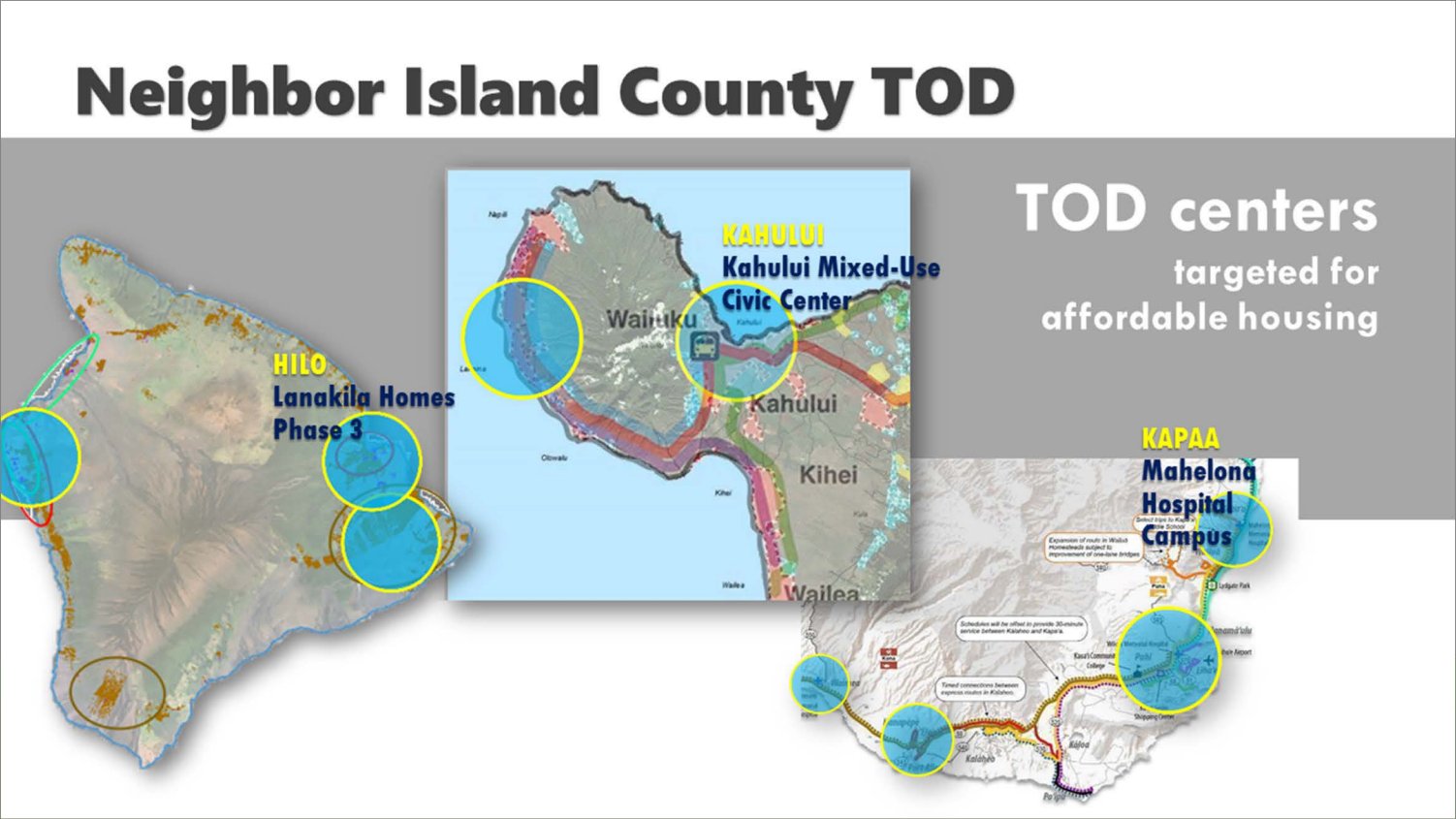
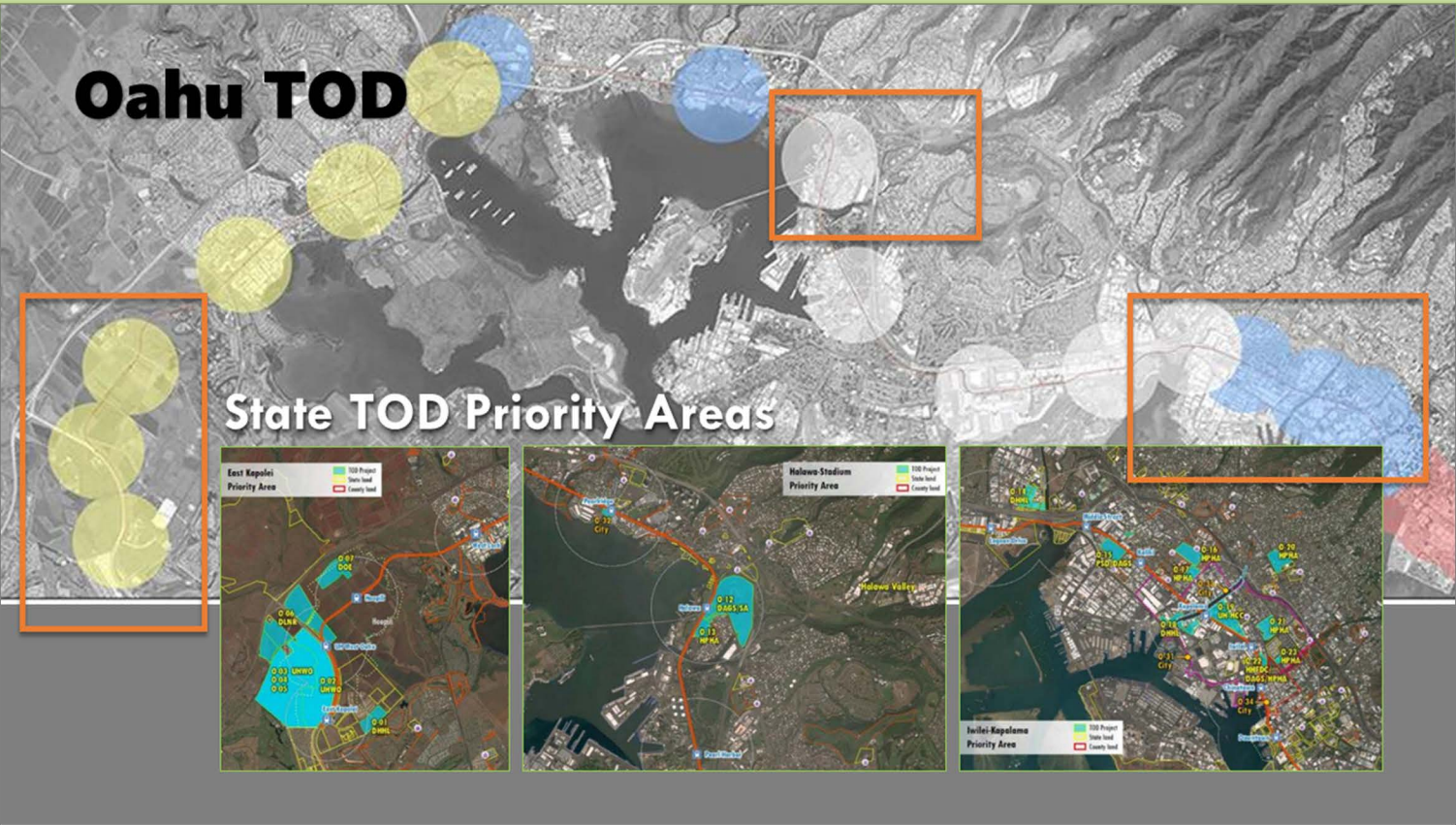
Study of potential funding, financing, and delivery strategies for TOD-enabling infrastructure in each county TOD pilot area and development of recommendations for implementation of financing tools and delivery strategies. Completion Dec 2023

Hawaii Interagency Council for Transit-Oriented Development

Office of Planning & Sustainable Development, co-chair
Dept of Accounting & General Service
Dept of Education
Dept of Hawaiian Home Lands
Dept of Health
Dept of Human Services
Dept of Land & Natural Resources
Dept of Public Safety
Dept of Transportation

Hawaii Housing Finance & Development Corp, co-chair
Hawaii Community Development Authority
Hawaii Public Housing Authority
Stadium Authority
University of Hawaii
Business Community Representative
Housing Advocate Representative
Housing/Real Estate Development Representative
US Dept of Housing & Urban Development, Honolulu (non-voting)

Office of the Governor
State House of Representatives Designee
State Senate Designee
City & County of Honolulu, Mayor
County of Hawaii, Mayor
County of Kauai, Mayor
County of Maui, Mayor



For more information, contact Land Use Division, Office of Planning & Sustainable Development, dbedt.op.lud@hawaii.gov.