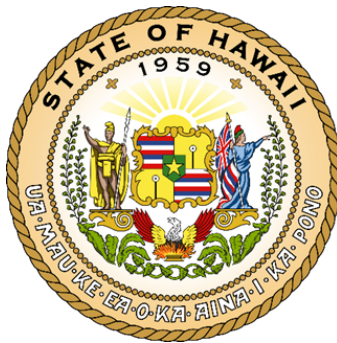


Hawai'i Interagency Council for Transit-Oriented Development 2023 Annual Report

REPORT TO THE THIRTY-SECOND LEGISLATURE
REGULAR SESSION OF 2024

DRAFT



Prepared pursuant to Hawai'i Revised Statutes § 226-63(b)(9) by
Office of Planning and Sustainable Development
and
Hawai'i Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawai'i

December 2023

Hawai'i Interagency Council for Transit-Oriented Development

Council Members, Designees, and Alternates

as of December 2023

Office of Planning and Sustainable Development (OPSD)

Interim Director: Mary Alice Evans (Co-Chair)

Designees: Katia Balassiano, Harrison Rue

Hawai'i Housing Finance and Development Corporation (HHFDC)

Interim Executive Director: Dean Minakami (Co-Chair)

Designee: Randy Chu

Office of the Governor

Chief of Staff: Brooke Wilson

Designee: Vacant

Department of Accounting and General Services (DAGS)

Comptroller: Keith Regan

Designees: Chris Kinimaka, David DePonte

Department of Education (DOE)

Interim Superintendent: Keith Hayashi

Designees: Randall Tanaka, Roy Ikeda

Department of Hawaiian Home Lands (DHHL)

Chairperson: Kali Watson

Designee: Darrell Ing, Nancy McPherson

Department of Health (DOH)

Director: Kenneth Fink, MD

Designees: Lola Irvin, Heidi Hansen Smith

Department of Human Services (DHS)

Director: Catherine Betts

*Designees: Malia Taum-Deenik,
Joseph Campos*

Department of Land and Natural Resources (DLNR)

Chairperson: Dawn Chang

Designees: Russell Tsuji, Ian Hirokawa

Department of Public Safety (PSD)

Director: Tommy Johnson

*Designees: Wayne Takara, Harold Alejandro,
Melanie Martin*

Department of Transportation (DOT)

Director: Ed Sniffen

Designee: Tammy Lee

Hawai'i Community Development Authority (HCDA)

Executive Director: Craig Nakamoto

Designee: Ryan Tam

Hawai'i Public Housing Authority (HPHA)

Executive Director: Hakim Ouansafi

Designees: Barbara Arashiro, Benjamin Park

Stadium Authority (SA)

Chairperson: Brennon Morioka

Designee: John Fink

University of Hawai'i (UH)

President: David Lassner

Designees: Michael Shibata, Karen Lee

House of Representatives

Representative Nadine Nakamura

Alternate: Representative Troy Hashimoto

State Senate

Senator Chris Lee

Alternate: Senator Brandon Elefante

City and County of Honolulu (City)

Mayor: Rick Blangiardi

Designees: Tim Streitz, Dawn Takeuchi Apuna

County of Hawai'i (COH)

Mayor: Mitch Roth

*Designees: Zendo Kern, April Surprenant,
Natasha Soriano*

County of Kaua'i (COK)

Mayor: Derek Kawakami

Designees: Jodi Higuchi Sayegusa, Celia Mahikoa

County of Maui (COM)

Mayor: Richard Bissen

*Designees: Pam Eaton, Marc Takamori, Nolly Yagin,
David Yamashita, Scott Forsythe*

Business Representative

Catherine Camp, Central Pacific Bank

Developer Representative

Laura Kodama, Castle and Cooke

Housing Advocate

Kevin Carney, Affordable Housing Connections LLC

U.S. Department of Housing and Urban Development (Ex-officio)

Honolulu Field Office Representative: Ryan Okahara

1 INTRODUCTION

This report describes the activities and accomplishments of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) for calendar year 2023. It fulfills the statutory requirement in Hawai'i Revised Statutes (HRS) § 226-63(b)(9) for the TOD Council to report annually to the Governor, the Legislature, and the mayor of each county on the progress of its activities and progress on the *State Strategic Plan for Transit-Oriented Development* no later than twenty days prior to the convening of each regular legislative session.

Over the past year, the TOD Council and staff focused on advancing the role of TOD in supporting long-term economic resilience and smart public investments that result in livable, resilient, and equitable communities in Hawai'i.

1.1 Hawai'i Interagency Council for Transit-Oriented Development

The TOD Council was established in 2016¹ as an advisory body to coordinate and facilitate State agency transit-oriented development (TOD), and to facilitate consultation and collaboration between the State and the counties on TOD initiatives.

Focus. The focus of the TOD Council is to promote mixed-use development, affordable and rental housing, and compact, pedestrian-friendly development in designated transit areas, and to encourage State and county agency collaboration and cost-sharing of infrastructure needed to facilitate State and county TOD initiatives. The TOD Council's statutory responsibilities as defined in HRS § 226-63(b) are listed in the sidebar.

On O'ahu, the State of Hawai'i is the largest landowner along the 20-mile Skyline rail corridor, with 2,000 acres of State land around the 21 rail stations (nine operating stations in the first segment, and 12 planned). The State is uniquely positioned to enhance O'ahu's urban environment by applying smart growth and TOD principles to revitalize neighborhoods, increase affordable housing, and improve accessibility to public facilities and services.

¹ Act 130, Session Laws of Hawai'i (SLH) 2016 related to the TOD Council are codified in Hawai'i Revised Statutes (HRS) §§ 226-63 and 64; the Act's sections related to the roles and responsibilities of OPSD are codified in HRS § 225M-2(b)(10).

TOD COUNCIL DUTIES HRS § 226-63(b)

- (1) Serve as the State's transit-oriented development planning and policy development entity with representation from state and county government and the community;
- (2) Formulate and advise the governor on the implementation of a strategic plan to address transit-oriented development projects, including mixed use and affordable rental housing projects, on state lands in each county;
- (3) Facilitate the acquisition of funding and resources for state and county transit-oriented development programs, including affordable and rental housing projects, on state lands;
- (4) Monitor the preparation and conduct of plans and studies to facilitate implementation of state transit-oriented development plans prepared pursuant to this section, including but not limited to the preparation of site or master plans and implementation plans and studies;
- (5) Review all capital improvement project requests to the legislature for transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands within county-designated transit-oriented development zones or within one-half mile radius of public transit stations, if a county has not designated transit-oriented development zones;
- (6) Recommend policy, regulatory, and statutory changes, and identify resource strategies for the successful execution of the strategic plan;
- (7) Assemble accurate fiscal and demographic information to support policy development and track outcomes;
- (8) Consider collaborative transit-oriented development initiatives of other states that have demonstrated positive outcomes; and
- (9) Report annually to the governor, the legislature, and the mayor of each county on the progress of its activities, including formulation and progress on the strategic plan no later than twenty days prior to the convening of each regular session.

On the Neighbor Islands, similar smart growth and TOD principles are being applied in planning and developing State and county facilities and services to encourage quality growth and vibrant mixed-use neighborhoods around urban and rural public transit centers.

Council Organization & Support. The TOD Council is comprised of 25 members, including representatives from State agencies, the four counties, State Senate, State House of Representatives, and the business, housing, and development communities. It also includes an ex-officio representative from the U.S. Department of Housing and Urban Development. Current members are listed at the front of this report.

The directors of the Office of Planning and Sustainable Development (OPSD) and the Hawai'i Housing Finance and Development Corporation (HHFDC) serve as co-chairs of the TOD Council. HRS § 225M-2(b)(10) designates OPSD as the lead agency for State smart growth and TOD development planning in the State. In this capacity, OPSD provides staff support to the TOD Council and reviews and approves State agency TOD conceptual development plans.

2 ACTIVITIES AND ACCOMPLISHMENTS

Organization of Report. The TOD Council's activities and accomplishments for calendar year 2023 are reported in accordance with its statutory responsibilities in HRS § 226-63(b).

2.1 TOD Council Meetings and Membership

(1) Serve as the State's transit-oriented development planning and policy development entity with representation from state and county government and the community. [HRS § 226-63(b)(1)]

Through its regularly scheduled meetings and activities, the TOD Council serves as the primary forum for the coordination of statewide TOD policy, funding, and program needs. The TOD Council held seven meetings between January and November 2023. With the end of COVID restrictions in March 2022, TOD Council has been holding hybrid meetings with in-person and virtual participation.

Membership has been updated as agency leadership and staff, elected officials, and appointed members and designees changed. TOD Council would like to acknowledge the community members appointed by the Governor who serve voluntarily: Catherine Camp, Central Pacific Bank, business representative; Laura Kodama, Castle and Cooke, developer representative; and Kevin Carney, Affordable Housing Connections LLC, housing advocate.

2.2 Strategic Plan Formulation and Implementation

(2) Formulate and advise the governor on the implementation of a strategic plan to address transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands in each county. [HRS § 226-63(b)(2)]

The *State of Hawai'i Strategic Plan for Transit-Oriented Development (TOD Strategic Plan)* was issued in December 2017, with an updated version issued and forwarded to the Governor and State Legislature in December 2018. The *TOD Strategic Plan* provides a dynamic framework for the State to affect a "unified vision and approach to the development of its properties." It sets forth how the State and counties can collectively act to make better use of public lands and

resources so that public projects help create vibrant communities, provide improved service and accessibility, and increase affordable housing opportunities in proximity to transit. The *TOD Strategic Plan* is available at https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_Aug2018_Current.pdf.

2.2.1 Strategic Plan Formulation/Implementation: Advisory Support

The Governor's Office is kept apprised of the implementation of the *TOD Strategic Plan* and related projects and initiatives through TOD Council meetings and communications. The Governor's Office is represented on the TOD Council. Actions requiring the Governor's attention are coordinated through the Governor's Office TOD Council representative and the TOD Council co-chairs.

This Annual Report provides the Governor with an update of activities and progress in implementing the *TOD Strategic Plan*. In February 2023, the TOD Council also reviewed and made recommendations to the Governor and the State Legislature on TOD CIP budget requests related to TOD projects identified in the *TOD Strategic Plan*. The 2023 TOD CIP budget recommendations are discussed in **Section 2.5**.

2.2.2 Strategic Plan Formulation/Implementation: Updates to the State *TOD Strategic Plan* and TOD Projects

The *TOD Strategic Plan* and TOD projects contained in the Plan are reviewed and updated annually. New projects are submitted to the TOD Council for inclusion in the *TOD Strategic Plan* as new opportunities emerge. Projects in the *TOD Strategic Plan* are eligible for TOD CIP Planning funds appropriated by the State Legislature. One new project was added in 2023.

- Hale Nana Kai O Kea Redevelopment (Kapa'a, Kaua'i), Hawai'i Public Housing Authority (HPHA)

The HPHA Kalanihuia Homes Project was removed due to the limited redevelopment potential of the property at this time.

Over seventy TOD projects are identified in the *TOD Strategic Plan*: several have been completed, many are in the planning and development phase, and others are in the pre-planning phase. **Appendix A** of this report provides a complete list of State and county projects in the *TOD Strategic Plan*, with updated project status, funding, and funding gap information as reported to the TOD Council at its meetings.

Updates on selected TOD projects are summarized in Section 2.4. Updated TOD Project Fact Sheets for individual *TOD Strategic Plan* projects are posted at the end of the year to the TOD Council website at: https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf.

2.2.3 Strategic Plan Formulation/Implementation: TOD Council Permitted Interaction Groups (PIG)

The four county-focused PIGs established in 2021 continued to meet to align State and county TOD implementation and priorities for TOD infrastructure investments. In 2022, the PIGs were tasked with assisting the OPSD TOD infrastructure financing study consultant team to identify planned development projects and infrastructure needs and costs in their respective TOD Pilot

Areas: Iwilei-Kapālama on Oʻahu, Līhuʻe Town Core on Kauaʻi, the Kaʻahumanu Avenue Community Corridor on Maui, and the Ane Keohokalole Highway Corridor in Kailua-Kona on Hawaiʻi. The county PIGs include representatives of county agencies and State agencies with development or infrastructure interests in each Pilot Area. The PIGs met in December 2023 to discuss recommendations developed over the course of the 18-month TOD Infrastructure Financing project. The report served as the basis for funding and financing legislation included in the Governor’s package to the Legislature and the PRO Housing grant application submitted to US HUD.

2.3 Acquisition of Funding and Resources

(3) Facilitate the acquisition of funding and resources for state and county transit-oriented development programs, including affordable and rental housing projects, on state lands. [HRS § 226-63(b)(3)]

The TOD Council serves as a forum for (1) educating its member agencies and the public on best practices, funding, and other resources to support TOD; (2) providing advocacy and facilitating access to funding and resources; and (3) assisting agencies in making individual and multi-agency requests for funding and technical assistance to the State Legislature, other funders, and decision-makers.

See **Section 2.4** for information on TOD CIP Planning appropriations and planning grants for TOD projects and **Section 2.5** for updates on specific TOD projects and funding requests.

2.3.1 Briefing

■ Pre-Skyline Rail Opening: Senate Ways and Means Committee

With the initial segment of Skyline rail opening at the end of June, it was a milestone year for Honolulu. The 11-mile stretch is the first phase of the project linking East Kapolei (Kualakaʻi Station) and Aloha Stadium (Hālawā Station). Legislators and TOD Council members were invited for a preview ride prior to the official opening.

The TOD Council Co-chairs briefed the Senate Ways and Means Committee (WAM) in early June on where and how funding allocated by the Legislature was being spent, and shared a map handout that highlights State and City TOD projects on public lands along the Skyline (see link below).

https://files.hawaii.gov/dbedt/op/lud/LUD%20website/2023-June_rail%20tour%20handout_20230622-1.pdf

■ Senate Ways and Means Committee Site Visits

In between Legislative Sessions, WAM visits the Neighbor Islands and Oʻahu to learn more about current programs and future needs. This year, they focused their visits on TOD projects. TOD Council members joined the group and shared updates on various projects. On Oahu, they toured the Oʻahu Community Corrections Center (OCCC) and the proposed future site of the facility in Hālawā where the Animal Quarantine Station is located. The existing OCCC is a potential site for future TOD redevelopment. During their trip to Maui, they toured the future Kahului Civic Center Mixed-Use Complex which may include a library and the adjacent HHFDC residential project. It is located next to the Central Maui Transit Hub and Kaʻahumanu Avenue Community Corridor. On Kauaʻi, they visited the proposed

Līhu'e Civic Center Redevelopment and Samuel Mahelona Memorial Hospital projects. (They will be visiting Hawai'i County in November.)

2.3.2 Grant Application

■ US Department of Housing and Urban Development (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) Grant

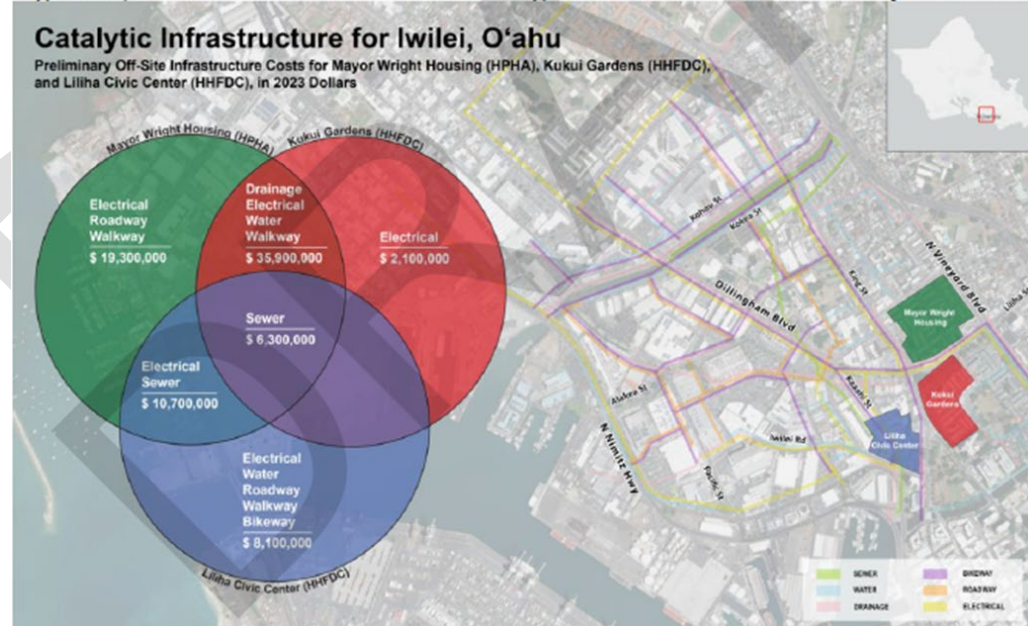
Office of Planning and Sustainable Development, Office of the Governor, and State and County Partners

To increase the production and preservation of affordable housing statewide, OPSD partnered with the Governor's Office of Housing to submit an application for US HUD Pathways to Removing Obstacles to Housing (PRO Housing) funding this past October. The theme of the application, Infrastructure Unlocks Housing, reflects the recommendations emerging from HHFDC's "Yes In My Back Yard" efforts and OPSD's *Infrastructure Finance and Delivery Strategies in TOD Pilot Areas* study. Approximately \$10 million was requested to:

- Create a statewide Infrastructure Bank;
- Create a Community Facilities District in Iwilei, Oahu; and
- Fund infrastructure planning and design for TOD projects in Lihue, Kauai, and for Kahekili Terrace, Maui and Kamakana Villages, Hawaii.

Funds were also requested to hire two people to serve within OPSD's TOD Branch. Besides managing these PRO Housing projects, the staff will work with the counties to reduce regulatory barriers to affordable housing production and preservation.

Figure 1: Iwilei TOD Pilot Area - Financing area-wide infrastructure improvements



A decision from HUD is expected in late 2023, with an estimated project start date of January 2024, if the State grant application is selected for the award.

The grant application is posted at: <https://www.hud.gov/sites/dfiles/CPD/documents/PRO-Housing-FAQs-2023-09-07.pdf>.

2.4 TOD Plans and Studies

(4) Monitor the preparation and conduct of plans and studies to facilitate implementation of state transit-oriented development plans prepared pursuant to this section, including but not limited to the preparation of site or master plans and implementation plans and studies. [HRS § 226-63(b)(4)]

The TOD Council monitors activities related to (1) individual projects identified in the *TOD Strategic Plan*; and (2) regional TOD-related projects that facilitate TOD development for multiple State, county, and private landowners in an area. The *TOD Strategic Plan* currently includes over seventy TOD projects and studies identified by the State and counties. **Table 1** (next page) lists selected TOD projects with studies or project development underway. **Appendix A** (end of this report) summarizes the status of all *TOD Strategic Plan* projects being tracked by the TOD Council. Projects are described in individual TOD Project Fact Sheets, which are available at the TOD Council website. https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf

The next section provides updates on TOD projects and studies that received TOD CIP funding, along with other efforts to enhance State TOD project implementation.

Table 1. TOD Projects Underway or Being Initiated in FYs 2021-2022,2022-2023, 2023-2024

	Proj ID	Agency	TOD Station or Area	Project	Proj Phase
East Kapolei	0-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	Pre-Planning
	0-02	UH	Kualakai (E Kapolei),	UH West Oahu University District	Planning
	0-03	UHWO	Kualakai (E Kapolei),	UH West Oahu Long Range Development Plan	Planning
	0-04	UHWO	Kualakai (E Kapolei),	UH West Oahu TOD Infrastructure	Planning
	0-05	UHWO	UH West Oahu, LCC,	UH West Oahu Multi-Campus Housing	Planning
	0-06	DLNR	Keoneae (UHWO)	East Kapolei Master Development Plan	Planning
	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	Planning
	0-38	HDOT	Honouliuli (Hoopili)	Farrington Highway Widening	Design
Iwilei-Kapalama	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	Pre-Planning
	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development	Planning
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	Planning
	0-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site	Pre-Planning
	0-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	Planning
	0-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes	Planning
	0-21	HPHA	Kapalama	School Street Administrative Offices Redevelopment	Plan/Design
	0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	Planning
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	Planning
	0-23	HHFDC/DAGS	Iwilei	Liliha Civic Center Mixed-Use Project	Planning
City & County of Honolulu	0-25	HHFDC	Kakaako	690 Pohukaina	Planning
	0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	Planning
	0-31	HPHA	Ala Moana	Makua Alii & Paoakalani	Pre-Planning
	0-32	HHFDC/CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan	Planning
	0-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	Plan/Design
	0-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	Design
	0-35	CCH	Chinatown	Chinatown Action Plan	EA/Design
	0-36	CCH	Waipahu Transit	Waipahu Town Action Plan	Planning
County of Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	Pre-Planning
	K-14	COK	Lihue	Lihue Civic Center Redevelopment	Planning
	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	Planning
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	Construction
	K-07	COK/DPW	Hanapepe	Hanapepe Complete Streets Improvements	Design

Table 1. TOD Projects Underway or Being Initiated in FYs 2021-2022 and 2022-2023 (cont.)

	Proj ID	Agency	TOD Station or Area	Project	Proj Phase
County of Kauai	K-08	HHSC/COK	Kapaa	Samuel Mahelona State Hospital/TOD Master Plan	Planning
	K-09	COK/DPW	Mahelona	Kawaihau/Hauaala/Mailihuna Road Complete Streets &	Construction
	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects (fka Poipu Rd Multi-	Plan/Design
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle	Planning
	K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle	Planning
	K-13	COK/PD/	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	Planning
	K-16	COK/KHA	Kilauea Gym/Anaina	Kilauea Town Affordable Housing Expansion	Planning
	K-17	HPHA	Kapahi Shuttle Route	Hale Nana Kai O Kea	Planning
County of Hawaii	H-01	COH	Keaau	Keaau Public Transit Hub	Pre-Planning
	H-02	COH	Keaau	Keaau Public Wastewater System	Planning
	H-13	COH	Pahoa	Pahoa Transit Hub	Planning
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	Construction
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal	Planning
	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	Pre-Planning
County of Hawaii	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	Planning
	H-10	COH	North Kona	Ulu Wini Housing Improvements	Des/Constr
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	Pre-Planning
	H-12	HHFDC/COH	North Kona	Kukuioia and Village 9 Affordable Housing	Plan/Des/
County of Maui	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Housing	Plan/Design
	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan	Planning
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (fka Kane St AH)	Planning
	M-03	COM	Kahului	Central Maui Transit Hub	Construction
	M-04	DAGS/ HHFDC	Wailuku	Wailuku Courthouse Expansion	Plan/Design
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	Pre-Planning
	M-08	COM	Kihei-Makena	South Maui TOD Corridor Plan	Pre-Planning

2.4.1 Projects Awarded TOD CIP Planning Grants

Since establishment of the TOD Council in 2016, the State Legislature has in most years appropriated CIP funds to OPSD for TOD CIP Planning projects. The TOD CIP Planning funds are used to seed master planning or infrastructure assessment efforts that will advance TOD projects near transit nodes—with emphasis on projects that require multi-agency cooperation and collaboration and address State TOD objectives in the *TOD Strategic Plan*. This year's awards and the status of projects funded in prior years are summarized below.

■ FY 2024 TOD CIP Planning, Statewide [Act 164, SLH 2023]

\$1,000,000

Three TOD project proposals were announced as this year's selection of TOD CIP funds at the September 2023 TOD Council meeting. The purpose of the funds is to encourage the development of affordable housing, mixed-use, walkable, and compact communities near transit on Oahu and on the Neighbor Islands. <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.

▶▶ **Hawai'i Public Housing Authority**

\$250,000

Hale Laulima, Pearl City, O'ahu

The project includes exploring development potential with massing models, initiating environmental review, and assessing brownfields issues as required by U.S. Housing and Urban Development (HUD). The current facility built in 1981 is underutilized and low-density, with only 36 residential units on a 3.96-acre property. Redeveloping the site into a TOD will connect and contribute to the surrounding community, and potentially house hundreds of additional residents. It is within walking distance of the Waiawa (Pearl Highlands) Skyline station. HPHA executed a master developer agreement earlier this year with Highridge Costa Development Company (HCDC) for HPHA's Ka Lei Momi redevelopment effort, which includes Hale Laulima.

▶▶ **Hawai'i Public Housing Authority**

\$350,000

Hale Nana Kai O Kea Redevelopment, Kapa'a, Kaua'i

The project includes planning for redevelopment of the site to increase the number of residential units and integrate it to the Samuel Mahelona Memorial Hospitals (SMMH) Master Plan Update and Programmatic EIS. HPHA also plans to coordinate their efforts with the TOD Kawaihau Multi-Modal Project. The 3.47-acre parcel is underutilized and consists of only 38 units. Redevelopment will help meet the housing shortage and help turn the area into a vibrant community. The funds will help HPHA with conducting massing studies, infrastructure assessment, and environmental reviews.

▶▶ **County of Hawai'i, Office of Housing and Community Service**

\$400,000

Kukuioia Village 9 Permanent Supportive Housing, Kailua-Kona, Hawai'i

The project includes planning for up to 160 permanent supportive housing units and support facilities. These rentals will serve as permanent housing for formerly homeless and those earning 60% or below the area median income (AMI). This project is Phase 3 of an overall project, and includes working on topography, site planning, concept layouts, architectural designs, unit count, and a possible traffic impact report. The 10.59-acre site is next to an existing sewer line and roads are in place. It also has water, electrical, and telephone available. The project lies within the TOD Infrastructure Financing Study's Pilot Area. It is in

close proximity to the West Hawai'i Civic Center and UH- Hawai'i Community College, Pālamanui Campus, and near a major transit line.

■ **FY 2023 TOD CIP Planning, Statewide [Act 248, SLH 2022]** **\$2,000,000**

In 2022, the Legislature appropriated \$2 million in CIP funds to OPSD for statewide planning of TOD projects identified in the *TOD Strategic Plan*. Proposals requesting a total of \$2.432 million were submitted. Five projects were awarded funding: two State projects and three county projects. More information on the grants awarded is provided under the September 9, 2022 meeting at

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

► **Hawai'i Public Housing Authority** **\$350,000**

Kamehameha and Ka'ahumanu Homes Redevelopment, Kalihi, O'ahu **In-Progress**

The project includes planning for the proposed redevelopment of 23.4 acres of aging public housing into a mixed-use, mixed-income community—a priority for HPHA. It will increase the number of affordable housing units within walking distance of two planned rail stations. Proximity to DOE school facilities provides an opportunity for collaboration around teacher and workforce housing. The project lies in an Urban Honolulu Opportunity Zone census tract. HPHA executed a master developer agreement earlier this year with Highridge Costa Development Company (HCDC) for HPHA's Ka Lei Momi redevelopment effort, which includes these sites.

► **University of Hawai'i System** **\$250,000**

UH West O'ahu University District (Non-Campus) Lands Feasibility Study, East Kapolei, O'ahu

In-Progress

The project will identify and evaluate revenue generating potential of development of the UH West O'ahu (UHWO) University District Lands to support the University's mission and guide potential TOD development to achieve a compact, mixed-use, walkable transit-oriented community near schools, jobs, and services. This is a priority TOD project for UH and the State with two rail stations adjacent to the UHWO campus and its potential to catalyze TOD in the East Kapolei area as envisioned in the City's East Kapolei Neighborhood TOD Plan.

► **County of Hawai'i / State Department of Accounting and General Services** **\$400,000**

Kailua-Kona Transit Hub Planning, Kailua-Kona, Hawai'i **Initiated**

The project includes site selection, conceptual master planning, and preparation of an Environmental Assessment (EA) for the County's Kailua-Kona Transit Hub, including the potential co-location of a State office facility to consolidate leased office space in the Kona area. The project will provide essential transit infrastructure in support of TOD in the Kailua-Kona region and supports implementation of the County's move to a hub-and-spoke transit system. The potential for co-location of a State civic center will improve access to services for clients and employees and support increased ridership on County transit in the region. Portions of the study area lie within Kailua-Kona Opportunity Zone census tracts.

» County of Kaua'i Housing Agency**\$425,000****Waimea 400 Affordable Housing Master Plan, Waimea, Kaua'i****In-Progress**

The project includes master planning, predevelopment engineering, and technical studies for approximately 200 units of affordable housing on 30 acres of County-owned land within the County's Waimea 400 project area. The Waimea 400 lands are adjacent to Waimea Town, State schools, and health care facilities. The award enables County implementation of its completed Waimea 400 Plan and supports delivery of housing on County lands adjacent to State facilities served by County transit. The housing master plan will complement the creation of a walkable, pedestrian-oriented neighborhood near recreational, agricultural, and open space in the Waimea 400 Plan.

» County of Kaua'i Housing Agency**\$375,000****Kilauea Town Affordable Housing Master Plan, Kilauea, Kaua'i****In-Progress**

The project includes master planning, predevelopment engineering, and technical studies for a master planned residential community adjacent to Kilauea Town Center, which will provide approximately 200 affordable housing units on approximately 48 acres. The proposed housing aligns with County plans for Kilauea Town and furthers County efforts to provide housing outside of areas impacted by storm-related flooding and road closures. The County has CBDG-Disaster Recovery funds for a portion of project costs.

■ FY 2022 TOD CIP Planning, Statewide [Act 88, SLH 2021, Sec 26.K.2]**\$2,000,000**

In 2021, the Legislature appropriated \$2 million in CIP funds to OPSD for statewide planning of TOD projects identified in the *TOD Strategic Plan*. Six proposals requesting a total of \$2.675 million were submitted. Each proposal made a compelling case for funding as each project was at a critical juncture where funding now would contribute significantly to project success. All six projects were awarded funding at a reduced level.

OPSD completed execution of the agreements and contracts with the six recipients in 2022 to enable the agencies to proceed with the procurement of consultant services. More information on the projects is provided under the September 17, 2021 meeting at:

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

» County of Kaua'i**\$350,000****Līhu'e Civic Center Redevelopment Plan, Līhu'e, Kaua'i****In-Progress**

The project includes preparing a conceptual redevelopment plan for the Līhu'e Civic Center to support mixed-use development, including housing, commercial uses, and other services such as a childcare facility, and preparation of a phasing plan for redevelopment of the property. The project supports County plans to revitalize the Līhu'e Town Core to provide much-needed affordable housing and create a civic and commercial anchor for Līhu'e Town and gathering place for the island. Conceptual schemes and a high-level redevelopment strategy will support County efforts to attract development partners. The project will be coordinated with the FY21 TOD CIP-funded Līhu'e Civic Center mobility planning project to better serve State TOD projects and facilities in the town core.

►UH-West O'ahu**\$125,000****UHWO Non-Campus Lands Urban Design Plan (UDP) Update, East Kapolei, O'ahu****In-Progress**

Funds are being used to update the UHWO Non-Campus Lands UDP (November 2011) for consistency with the City's East Kapolei Neighborhood TOD special district and zoning maps for the station areas in East Kapolei, O'ahu. Non-Campus Lands include two key TOD areas surrounding the UHWO (Keone'ae) and East Kapolei (Kualaka'i) transit stations. The revised plan will streamline the City permit review process and provide a vision for future development of the Non-Campus Lands as well as design principles/guidelines to ensure development is compatible with the campus and supports TOD densities in the City's adopted East Kapolei TOD Plan.

►Department of Land and Natural Resources**\$300,000****East Kapolei TOD Conceptual Urban Design Plan, East Kapolei, O'ahu****In-Progress**

The project includes the preparation of a conceptual urban design plan for two DLNR East Kapolei parcels in East Kapolei, O'ahu: one adjacent to the Keone'ae Rail Station; the second situated mauka and east of the Kualaka'i Parkway and Farrington Highway intersection; and third parcel along Farrington Highway and west of Kualaka'i Parkway. The urban design plan will include developing 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.

►Hawai'i Public Housing Authority**\$225,000****Kahekili Terrace Housing Master Plan, Kahului, Maui****Procuring consultant services**

The project involves master planning and preparation of an EA for the redevelopment of a 3.9-acre portion of HPHA's Kahekili Terrace in Wailuku, Maui, to provide additional density to increase the number of affordable, work force, and/or market rate housing units on the property. The project will further support and enhance the Wailuku Redevelopment Area and incorporate elements to enable safe access for pedestrians, bicyclist, motorist, and transit users within the community. HPHA executed a master developer agreement earlier this year with Highridge Costa Development Company (HCDC) for HPHA's Ka Lei Momi redevelopment effort, which includes this site.

►Hawai'i Public Housing Authority**\$400,000****Pu'uwai Momi Housing Redevelopment Master Plan, Hālawā, Hawai'i****Pending release of funds**

The project includes master planning for the redevelopment of Pu'uwai Momi Housing situated adjacent to the Hālawā Rail Station and next to the Aloha Stadium redevelopment area. The master plan will articulate the potential for redevelopment of Pu'uwai Momi into a vibrant, mixed-use community that integrates affordable housing into the urban fabric envisioned in the City's Hālawā Area TOD Plan. HPHA executed a master developer agreement earlier this year with Highridge Costa Development Company (HCDC) for HPHA's Ka Lei Momi redevelopment effort, which includes this site.

►County of Hawai'i / Hawai'i State Public Library System (HSPLS)**\$100,000****Pāhoa Transit Hub Site Selection and Planning, Pāhoa, Hawai'i****In-Progress**

The TOD CIP Planning grant is funding planning studies for site selection, conceptual site design, and preparation of an EA for the County Pāhoa Transit Hub in Pāhoa Town to support a hub-and-spoke fixed route transit system for the County. The project is important to

improving transportation options and access for residents of the lower Puna area, one of the County's fastest growing areas. In 2022, HSPLS contributed \$350,000 in CIP planning funds to explore and plan for the potential co-location of a new Pāhoa Public Library with the Transit Hub.

► Office of Planning and Sustainable Development

\$500,000

TOD Infrastructure Financing & Delivery Strategies for TOD Pilot Areas

In-Progress

A budget proviso in Section 39 of Act 88, SLH 2021 set aside at least \$300,000 of the FY22 State TOD CIP Planning Fund appropriation to conduct a TOD infrastructure financing study. The primary tasks include:

- Identify alternative financing tools and cost recovery mechanisms to recapture upfront State infrastructure investments;
- Examine specific financing, cost recovery, and value capture tools for a TOD Pilot Area in each county;
- Analyze barriers and strategies to implement tools for TOD; and
- Develop recommendations, including any legislation, to implement tools for each TOD Pilot Area.

The proviso requires consultation with key funding decision makers at the State and county levels. This advisory group has been a forum for dialogue on funding mechanisms that are needed to allocate resources and costs wisely.

The TOD pilot areas for the study are: Iwilei-Kapālama on O'ahu; Līhu'e Town core on Kaua'i; Ka'ahumanu Community Corridor for Maui; and a segment of the Ane Keohokalole corridor for Hawai'i. The TOD Pilot Areas selected by the counties share common characteristics: key transit centers or corridors targeted for growth and affordable housing, with significant State and county assets and facilities planned or in place. They also face infrastructure deficits that will require coordinated public and private investment to achieve the TOD vision for each area. Each TOD Pilot Area presents unique resources, challenges, and opportunities to achieve successful TOD, and the study areas are at different levels of readiness for TOD.

A multidisciplinary consultant team led by HR&A Advisors is conducting the 18-month study. The consultant team completed in-person site visits of the four TOD Pilot Areas in June 2022 and met with key State and county stakeholders to identify issues and opportunities for TOD and infrastructure delivery in each TOD Pilot Area. The team completed compiling data on planned development and infrastructure needs from county and State agencies. The study is nearing completion of the fourth phase of identifying potential financing tools and strategies, with the final report to be published in December 2023.

■ **FY 2021 TOD CIP Planning, Statewide [Act 6, SLH 2020, Sec 4.K.1]**

\$1,500,000

In 2020, the Legislature appropriated \$1.5 million in CIP funds to OPSD for statewide planning of TOD projects identified in the *TOD Strategic Plan*. This was the first year funds could be directed to Neighbor Island TOD projects, since previous years' funding had been limited to O'ahu.

Nine proposals requesting a total of \$3.43 million submitted. Four projects were selected for funding and project status is summarized below. More information on the proposals submitted and the four projects funded is posted under the October 13, 2020 meeting at

► **Hawai'i Public Housing Authority / County of Hawai'i**

\$550,000

Lanakila Homes/County of Hawai'i Multi-Modal Transportation Project, Hilo, Hawai'i **In-Progress**

The project is a joint State/County effort involving planning and design for development of low-income and affordable housing units on an 8-acre area of HPHA's Lanakila Homes in Hilo, Hawai'i—incorporating the County of Hawai'i's Complete Streets and Multi-Modal Transportation elements in site planning and design to enhance "first and last mile" walking and bicycling opportunities and facilitate access to existing and planned bus facilities within Hilo town. HDR was selected as the prime consultant, and the project kicked off in October 2022. HPHA executed a master developer agreement earlier this year with Highridge Costa Development Company (HCDC) for HPHA's Ka Lei Momi redevelopment effort, which includes this site.

► **County of Maui**

\$500,000

West Maui TOD Corridor Plan, Lahaina-Kā'anapali, Maui **In-Progress**

The project entails planning and development of an implementation strategy for a transit corridor running along Honoapi'ilani Highway from the Lāhaina Recreation Complex to Whalers Village in the Kā'anapali Resort area. Nelson Nygaard is the prime consultant and site visits, stakeholder meetings, and project advisory committee meetings have been held. Due to the West Maui wildfires, the final report on the project is being adjusted to include recommendations for using the plan's principles and recommendations to support recovery efforts and long-term rebuilding.

► **County of Kaua'i**

\$250,000

Līhu'e Civic Center Mobility Plan, Līhu'e, Kaua'i **In-Progress**

The project involves the preparation of a Civic Center Mobility Site Plan and development of parking management strategies for the Līhu'e Civic Center campus to support County TOD redevelopment at the Civic Center site and TOD on adjacent State properties. A consultant team led by Nelson Nygaard has conducted site assessments and design charrettes for conceptual planning, and the final plan was presented at the November 17, 2023 TOD Council meeting.

► **Hawai'i State Public Library System / Dept of Accounting and General Services**

\$200,000

Integrated Kahului Library/Kahului Mixed-Use Civic Center Complex, Kahului, Maui **Completed**

This planning study will identify programming needs for a new Kahului Public Library and examine possible integration of the library into the DAGS Mixed-Use Civic Center Complex site in Kahului, Maui. A project team led by hi-arch-y llp has prepared a development program, case precedents study, and preliminary conceptual site plans for the mixed-use library/civic center facility.

■	FY 2018 TOD CIP Planning, O‘ahu [Act 49, SLH 2017, Sec 30.K.3]	\$1,000,000
	▶▶ Office of Planning and Sustainable Development	\$1,000,000
	State TOD Planning and Implementation Plan, Island of O‘ahu	Completed
	<p>The CIP TOD appropriation was used for master planning, site planning, and infrastructure assessments for State agency transit-oriented development projects near proposed rail stations in the State TOD priority areas of East Kapolei, Hālawā-Stadium, and Iwilei-Kapālama. The final report was completed in July 2020. Findings on the anticipated land use scenarios for each priority area, compiled infrastructure improvements and costs for infrastructure necessary to support projected buildout, and a financial analysis of various financing options for the necessary infrastructure improvements are contained in the final report and subconsultant reports posted at the TOD Council website:</p> <p>https://files.hawaii.gov/dbedt/op/lud/20200811_StateTODProjectReport/State-TOD-PIP-Proj_WebReport-w-Appendices_202007.pdf.</p>	
■	FY 2018 Other TOD Project Appropriations	
	▶▶ DAGS / Stadium Authority (SA)	\$10,000,000
	New Aloha Stadium Entertainment District Project (NASED)	In Progress
	<p>DAGS/Stadium Authority received \$10 million for master planning and preparation of a programmatic EIS for the approximately 100-acre NASED Project, which has a Stadium Project component and Real Estate Project component. Three development teams were shortlisted to participate in the Stadium Project’s P3 RFP solicitation. A P3 RFP for the Real Estate Project was issued and a short-list of development teams announced for the Real Estate Project. The Final Programmatic EIS was accepted in September 2022. To follow the progress of the Aloha Stadium Redevelopment project, visit the NASED website, https://nased.hawaii.gov/.</p>	
	▶▶ DAGS / University of Hawai‘i Community Design Center (UHCDC)	\$250,000
	Līhu‘e Civic Center TOD Proof of Concept Project	In-Progress
	<p>The Legislature appropriated \$250,000 to DAGS for UHCDC to conduct a TOD Proof of Concept study for a key community site. DAGS selected the Līhu‘e Civic Center area to examine the TOD potential of the State-owned former Līhu‘e Police Station site. The project work will incorporate and complement the County’s Līhu‘e Town Center revitalization efforts. Stakeholder engagement and work on preliminary concepts is scheduled to start in 2023.</p>	
	▶▶ OPSD / University of Hawai‘i Community Design Center	\$250,000
	Waipahu TOD Proof of Concept Project	Completed
	<p>The course work and directed research by the UH CDC project team was completed and presented to the TOD Council in January 2018. The work provides a framework for integrative analysis and planning for the development of all State parcels within the ½-mile radius of the Waipahu transit station.</p>	
■	FY 2017 TOD CIP, O‘ahu [Act 124, SLH 2016, Sec 5.K.1.01]	\$500,000

In 2016, the Legislature appropriated \$500,000 in CIP funds to OPSD for FY 2017 to undertake plans for site master planning for State lands in TOD areas on O'ahu. Project status is summarized below.

► DAGS / Stadium Authority

\$200,000

Aloha Stadium Redevelopment and Ancillary Development: Pu'uwai Momi Scoping

In-Progress

The funds were bundled into the DAGS/Stadium consultant contract for the New Aloha Stadium Entertainment District (NASED) Project, and later re-programmed to develop preliminary plan schemes and a market study for redevelopment of HPHA's Pu'uwai Momi Homes site, as well as alternatives that could distribute the total anticipated HPHA residential units throughout the three-phased NASED project area. This was done to facilitate integration of the overall redevelopment scheme for State lands in the Halawa rail station area. Alternative conceptual HPHA housing schemes have been prepared and a highest-and-best-use market study of the Pu'uwai Momi parcel completed. Additional studies related to archaeological, historic, and cultural resources were completed.

► Department of Land and Natural Resources

\$200,000

East Kapolei Lands—Strategic Master Plan

Completed

A consultant team conducted an initial market study and conceptual strategic plan for four DLNR parcels situated adjacent to UH West O'ahu, DR Horton Ho'opili lands, and the Keone'ae (UH West O'ahu) transit station. The funds supplemented the conceptual strategic plan to incorporate TOD elements. The strategic plan is the foundation for the preparation of an EIS for the two TOD parcels and informs the urban design plan to be prepared with funding from the DLNR FY22 TOD CIP planning grant. The EIS and urban design work are underway, and the draft urban design concepts were presented to the TOD Council at its September 2023 meeting.

► UH Honolulu Community College (HCC)

\$100,000

UH HCC Campus—TOD Study

Completed

The report, which assessed potential TOD options in conjunction with the future transit station planned on the HCC campus, was completed in 2019 and presented to the UH Board of Regents. A presentation on the HCC TOD study findings was made to the TOD Council at its June 2019 meeting.

2.4.2 Presentations and Project Updates

■ **City TOD Planning and Zoning Update: Hālawā TOD Plan Zoning**

Tim Streitz, City and County of Honolulu Department of Planning and Permitting, TOD Division

The presentation provided information to TOD Council members on the City's proposed zoning changes in the Aloha Stadium Area, based on the Halawa Area TOD Plan. The new zoning (if adopted) will allow 2,000-6,000 new residential units, about 1.7 million square feet of commercial space, and several hundred hotel rooms. It changes districts from single to mixed-use to allow for residential-commercial uses on the same property. The Stadium site is currently zoned R-5 which allows up to 25 feet in height for single family districts. BMX-3 will allow a bonus height of 125 feet if the developer provides community benefits within the district. The proposal allows maximum height of 250 feet next to the rail station and transitions lower as the area blends into the neighborhood.

The TOD Special District allows for bonus heights and density. Projects requesting significant height and density bonuses will need to provide community benefits that could include:

- Affordable housing beyond the island-wide affordable housing requirement.
- Open space, parks, and plazas.
- Right-of-way improvements.
- Financial contributions to existing community amenities or public uses.
- Facilities that enhance multi-modal transportation and pedestrian experience.

The TOD Special District regulations include form-based guidance. Applications bypass discretionary review and go straight to building permit, if plans comply with the proposed code. Mr. Streitz noted that all Neighborhood TOD Plans have been adopted. After the June 2023 TOD Council presentation, the City Planning Commission approved the proposed zoning and forwarded it to City Council for adoption.

Slides for this presentation are included in a PDF posted at:

<https://files.hawaii.gov/dbedt/op/lud/20230616%20TOD%20Mtg/03-HalawaAreaTODPlanZoning.pdf>

■ **Liliha Civic Center & Iwilei Infrastructure Master Plan**
Randy Chu, Hawai'i Housing Finance and Development Corporation (HHFDC)

The presentation provided an update to TOD Council members on infrastructure improvements needed in Iwilei in order to encourage additional housing units and mixed-use development, along with concepts for proposed redevelopment of the Liliha Civic Center on the historic OR&L train station site.

Over the next 30 years, redeveloped properties in Iwilei are expected to increase to a total of 27,400 new units. The project area has over 700 properties in an approximately 555-acre area. A number of public and private landowners are planning for redevelopment including State properties like Liliha Civic Center (DAGS/HHFDC) and Mayor Wright Homes (HPHA), and private developers like Kamehameha Schools and Castle & Cooke. With the anticipated growth, sewer, water, drainage, transportation, and electrical improvements will be needed.

This project had three main components: Liliha Civic Center Development Program and Master Plan, Iwilei Infrastructure Improvement Master Plan, and a Programmatic EIS. The purpose of the master plan was to:

- Identify infrastructure improvements that will advance landowner goals;
- Support broader TOD goals for the State and City; and
- Facilitate the vision for redeveloping the Iwilei neighborhood into a more walkable community with affordable housing and access to services and employment centers.

The total estimated cost of these projects is \$1.245 billion. Additional discussions with the City will need to take place regarding phasing and financing. HHFDC can allocate funds so that the State can proceed with the infrastructure projects. During FY24, HCDA will be working on the Iwilei-Kapālama TOD infrastructure design and construction. The area is also the O'ahu pilot area for OPSD's TOD Infrastructure Financing and Delivery Strategy.

Slides for the presentation are included in a PDF posted at:

<https://files.hawaii.gov/dbedt/op/lud/20230421%20TOD%20Mtg/05-InfrastructureImprovementMasterPlanIwileiSummaryFINAL.pdf>

■ **DLNR East Kapolei Conceptual Urban Design Plan**

Lauren Yasaka, Department of Land and Natural Resources; Nelson Pang, James McConnell, and Joey Scanga, HDR

DLNR's goal is to provide about 64 acres of industrial land, 124,000 square feet of retail and office space, 1,000 units of residential, and a 180 key room hotel in the growing East Kapolei region. The project involves developing three DLNR parcels: Parcel #1 (adjacent to the Keone'ae Rail Station); Parcel #2 (east of the Kualaka'i Parkway and Mauka of Farrington Highway intersection); and Parcel #3 (across UH-West O'ahu along Farrington Highway west of Kualaka'i Parkway). DLNR's consultant HDR presented several scenarios and site layouts that could accommodate their programming needs. The concepts take into context the Skyline rail stations, transit, terrain, views, UH-West O'ahu, and overall circulation. The next step for DLNR is to conduct an EIS.

Before construction can begin on the buildings, additional infrastructure will be needed. OPSD along with its State and City partners will be working on the East Kapolei TOD Infrastructure Implementation Master Plan in 2024 based on possible buildout scenarios from the area's landowners. A consultant is expected to be onboard in early 2024.

The DLNR East Kapolei Conceptual Urban Design Plan was funded by OPSD through a \$300,000 TOD CIP Planning Fund Award in 2021. East Kapolei is designated as one of three Priority Areas on the Island of O'ahu in the State TOD Strategic Plan. Buildout of the property should provide DLNR with a source of ongoing revenue while contributing to the community's affordable housing stock.

Slides for HPHA's presentation are included in a PDF posted at:

<https://files.hawaii.gov/dbedt/op/lud/20230915%20TOD%20Mtg/03-20230915EKTODUrbanDesignPlan.pdf>

2.4.3 Other TOD Project Initiatives

State Facilities Mixed-Use Projects. OPSD TOD staff continue to work with the HSPLS, DAGS, and the County of Hawai'i on exploring the potential for co-locating and integrating public library facilities in projects with other uses, such as affordable housing, other government services, and commercial and other community uses—especially in proximity to transit hubs. Over the last decade, public library systems across the U.S. have been reimagining and co-locating their libraries to provide housing and other public services and serve as community hubs.

The HSPLS Kahului Library Study funded in 2020 and the Pāhoa Public Library/Pāhoa Transit Hub Site Selection and Planning project funded in 2021 are the first efforts to determine how this integration could be done in Hawai'i. Similar opportunities were explored in the Phase 2 master planning underway at the Samuel Mahelona Memorial Hospital TOD project site at Kapa'a, Kaua'i.

SCR 162 Housing Capacity Study. Senate Concurrent Resolution (SCR) 162 and House Resolution (HR) 188, passed in the 2023 legislative session, requested that OPSD identify sites with capacity to accommodate 10,000 new homes per year for the next 50 years—to the extent allowed by the availability of urban lands, capital, subsidies, and incentives as well as market demand. A working group from HHFDC, HCDA, HPHA, and Office of the Governor assisted in the study. The study included:

- (1) review and summary of housing need, housing studies, and housing trends pertaining to housing need and demand;
- (2) review of the benefits of pursuing TOD in urbanized areas and the mapping of TOD areas statewide;
- (3) review and summary of housing needs and housing capacity contained in county plans related to TOD areas;
- (4) high-level assessment of housing development potential within or in proximity to these TOD areas, focused initially on identified TOD projects; and
- (5) development of recommendations for actions to promote and preserve affordable housing in TOD areas.

The report concluded that housing needs can best be met through a coordinated investment strategy based on increasing residential density and public investment in affordable housing and infrastructure capacity in TOD areas statewide. In one key example, OPSD identified as many as 77 public schools comprising 1,205 acres within TOD areas statewide could potentially site teacher and staff housing. Related work being done by the School Facilities Authority (SFA) pursuant to Act 172 will explore how the co-location of teacher and staff housing might be pursued—and appropriate housing site area and density for public school campus types—to realize the housing potential of public school campuses in TOD areas. A preliminary estimate by SFA staff is that at least 20% of the 1,200 acres of public school lands could accommodate teacher and staff housing. While not all school sites could accommodate housing, a quick scan of national examples of teacher housing projects completed or planned had housing yields ranging from 20 to 106 units per acre.

East Kapolei Infrastructure Implementation Master Plan. OPSD and partnering agencies will be working to identify public and private backbone infrastructure improvements required to support the full build-out of TOD in the East Kapolei area adjacent to the three Skyline Stations. OPSD will be the project lead. An RFP was issued in October 2023. The project is expected to start in early 2024 and will take approximately twenty-four (24) months to complete. The funds from the project were delegated from the Hawai'i Community Development Authority.

2.5 Review of CIP Requests to the 2023 State Legislature

(5) Review all capital improvement project requests to the legislature for transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands within county-designated transit-oriented development zones or within a one-half-mile radius of public transit stations, if a county has not designated transit-oriented development zones. [HRS § 226-63(b)(5)]

The TOD Council reviewed the following projects for CIP funding by the Governor and Legislature. OPSD and HHFDC briefed key legislators on the requests for CIP funding and transmitted recommendations on the funding requests to the Legislature in February 2023.

1. **PSD900–O‘ahu Community Correctional Center (OCCC), O‘ahu – FY2024, \$15M** **[Not Funded]**
Request for Proposals for the solicitation and delivery of the new OCCC facility. Plans, land acquisition, design, and construction for professional services to plan, develop, facilitate, and assist the State on the solicitation, procurement, and project delivery for the new OCCC.
2. **HTH840–Wastewater Treatment Revolving Fund for Pollution Control, Statewide – FY2024, \$29.5M** **[Funded]**
Construction funds to provide State match for federal capitalization grants for wastewater projects. Funds to be transferred to the Water Pollution Control Revolving Fund pursuant to Chapter 342D, HRS. This project is deemed necessary to qualify for federal aid financing and/or reimbursement.
3. **HTH840–Safe Drinking Water Revolving Fund, Statewide – FY2024, \$32.6M** **[Funded]**
Construction funds to provide State match for federal capitalization grants for drinking Water Treatment Revolving Loan Fund, pursuant to Chapter 340E, HRS. This project is deemed necessary to qualify for federal aid financing and/or reimbursement.
4. **BED144–Statewide TOD Planning – FY2024, \$2M** **[Funded]**
Funds would be used for planning and feasibility studies, master plans, infrastructure assessments, cost estimation, preparation of environmental review documents as needed to advance TOD priority projects identified in the State TOD Strategic Plan, including support for coordination and collaboration of State and county agencies to plan and implement key projects.
5. **AGR131–New Animal Quarantine Station – FY2024, \$2M** **[Not Funded]**
Funds for new facility and enhanced services in Hālawā-Stadium State TOD Priority Area.
6. **BED180–Request to Increase Stadium Development Special Fund (SDSF) to Accommodate the \$49.5M General Fund Deposit – FY2024, \$49.5** **[\$49.5M]**
Transfers general funds appropriated in 2022 to SDSF for stadium redevelopment.
7. **BED150–Central Kākā‘āko Street Improvements, O‘ahu – FY2024, \$1M, \$17.5M** **[\$4.5M C Funds, \$4.5M S Funds]**
Plans, designs, and construction for Kākā‘āko Street improvements.
8. **AGS221–Kahului Civic Center, Maui – FY2024, \$9M** **[Funded]**
Plans, land, design, and construction for Kahului Civic Center Facility Mixed-Use Development. (TOD Strategic Plan Project)
9. **BED160–Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide – FY2024, \$200M** **[\$100M]**
General fund infusion to HHFDC’s RHRF to provide more affordable rental housing.
10. **BED160–Dwelling Unit Revolving Fund Infusion, Statewide (DURF) – FY2024, \$250M** **[\$50M]**
General fund infusion to HHFDC’s DURF to boost financing for affordable housing units.

11. **HTH212-Samuel Mahelona Memorial Hospital (SMMH) – FY2024, \$7.5M** **[\$1.3M]**
Plans and design for master planning to include infrastructure, water, sewer, and internal/external transportation; engineering. (TOD Strategic Plan Project).
12. **UOH700-UH-West O‘ahu, Road B Entry Plaza – FY2024, \$5.5M** **[Not Funded]**
Construction of Road B Entry Plaza in University District Lands (TOD Strategic Plan Project).
13. **HB 1185/SB 1191–Relating to Transit-Oriented Development** **[Funded Through Budget Bill, HB 300, CD1. General Funds]**
Authorizes the issuance of general obligation bonds for statewide planning and coordination for transit-oriented development projects identified in the state strategic plan for transit-oriented development. Effective 7/1/3000. (HD1).

2.6 Policy, Program, and Resource Recommendations for TOD Implementation

(6) Recommend policy, regulatory, and statutory changes, and identify resource strategies for the successful execution of the strategic plan. [HRS § 226-63(b)(6)]

The TOD Council provides a forum to consider and advance policy, program, and regulatory tools and resource strategies to support successful TOD planning and implementation statewide. Council members and staff monitor and advocate for TOD-related legislative proposals and TOD funding requests, educate members and policymakers on models and best practices to contribute to a more TOD-supportive environment, and undertake research or studies to establish appropriate policies and program tools for effective TOD implementation.

2.6.1 Legislative Proposals for TOD-Related Policy and Program Supports

During the 2023 Legislative Session, the TOD Council reviewed, discussed, and monitored approximately 29 measures related to TOD, including appropriations bills with requests for funding for TOD projects and TOD program support.

Key measures tracked in the 2023 Legislative Session include the following:

HB 300, HD1, SD1, CD1, which appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2023-2024 and 2024-2025. (CD1) The Executive Budget was enacted as Act 164, SLH 2023. It included:

Iwilei Infrastructure – Design and Construction	[\$25M]
UH West Oahu Phase 1 University District Lands Infrastructure	[\$35M]
East Kapolei Infrastructure Implementation Master Plan	[\$500k]

HB1363, HD3, SD2, which extends the period within which a county may adopt a surcharge on state tax, under certain conditions, from 3/31/2019 to 12/31/2023. Authorizes, in certain instances, the use of county surcharge revenues for housing infrastructure in counties having a population of 500,000 or less. Temporarily authorizes counties that have previously adopted a surcharge on state tax to amend the uses of the surcharge. (CD1) The proposal was enacted as Act 48, SLH 2023.

SB1295, SD2, HD1, which proposes amendments to the Constitution of the State of Hawai‘i 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. (HD1) (Not enacted)

HB1185, HD1, which authorizes the issuance of general obligation bonds for statewide planning and coordination for transit-oriented development projects identified in the state strategic plan for transit-oriented development. Effective 7/1/3000. (HD1) (Not enacted; included in Act 164)

SB1100, SD1, which proposes amendments to the Constitution of the State of Hawai'i to expressly provide that the Legislature may authorize the Counties to issue tax increment bonds. (Not enacted)

HB1206, HD2, which Requires the department of accounting and general services to establish a state permit pilot program to process building and infrastructure permits for construction of state-owned buildings, state roads and highways, and other construction on state lands. Appropriates funds. Effective 6/30/3000. (HD2) (Not enacted)

2.6.3 Presentations on Models / Best Practices for TOD Design, Development, Implementation

As opportunities arise, TOD Council members are presented with information on practices and approaches that promote TOD-supportive policies and regulations; resources, mechanisms, and approaches that could be applied to address barriers to successful statewide TOD planning and implementation; or serve as models for individual TOD project implementation. Presentations made to the TOD Council in 2023 are summarized below.

■ **Kahului Civic Center Mixed-Use Complex Public Integration Study**

Stacey Aldrich, Hawai'i State Public Library System (HSPLS); Brian Isa, Department of Accounting and General Services (DAGS); Phil Camp, hi*arch*y llp; Joe Bower, Leo A. Daly

The presentation provided information to TOD Council members to see if a public library could be integrated into the DAGS civic center development to create a community gathering place.

The integration study combined a public library, adult school, offices, structured parking, and a transit hub co-located in one site with housing. This co-location reduces the need for driving. The team considered how it fits into the neighboring community in terms of the bus routes, pedestrian connectivity, public amenities (nearby schools, shopping centers, healthcare facilities, etc.), and surrounding residential homes. Some of the objectives guiding the study included:

- Increase the library's visibility and program space while remaining on the ground floor.
- Spaces to be flexible since program needs change over time.
- Provide the community with various collections, resources, high-speed internet, and a community meeting space.
- Direct pedestrian connection from the transit hub to the civic center, with a pedestrian bridge that connects the parking structure to the civic center.

- Optimize public amenities and open space. The first floor of the parking structure is designed for use as a farmers' market or festivals on the weekends. Structured parking is provided with a 25 percent reduction due to the transit hub.
- Required space needed: library 19,000 square feet; adult school 7,000 square feet; and parking structure 176 stalls.



The DAGS civic center portion will be developed separately from HHFDC's housing development. HHFDC has selected a developer. They will be required to collaborate with DAGS and HSPLS to prepare an integrated site plan.

Slides for this presentation are included in a PDF posted at:

https://files.hawaii.gov/dbedt/op/lud/20230421%20TOD%20Mtg/04-KahuluiPublicLibraryStudy_TODPresentation.pdf

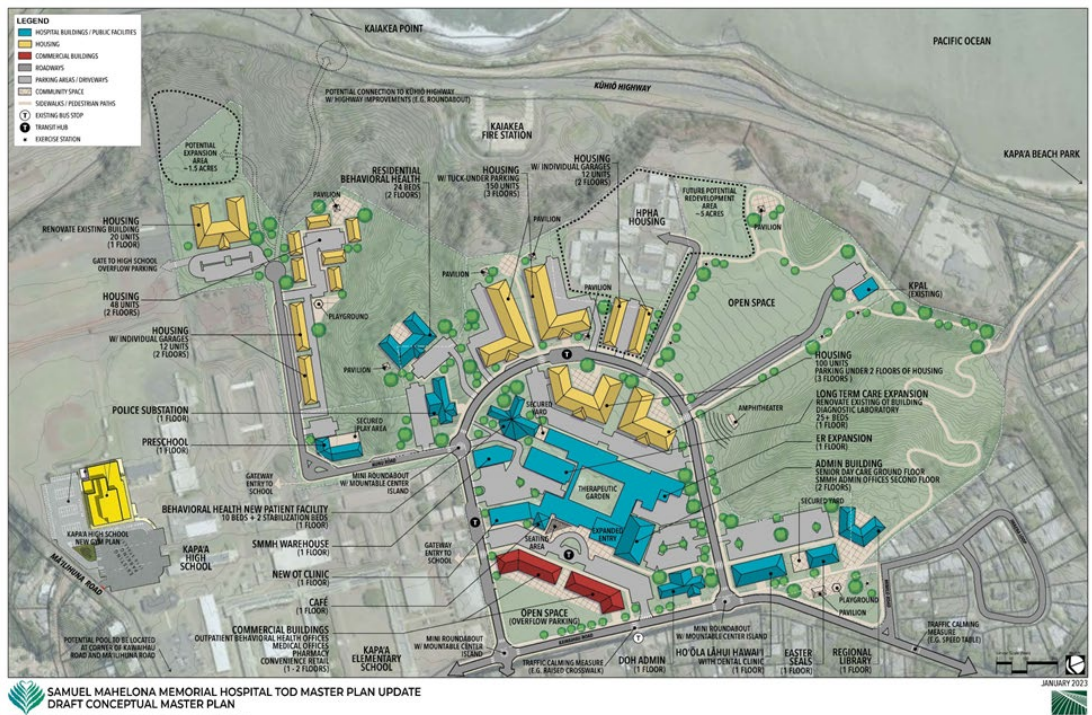
■ **Samuel Mahelona Memorial Hospital (SMMH) TOD Master Plan Update and Programmatic EIS**

Representative Nadine Nakamura, House of Representatives, Lance Segawa, Hawai'i Healthcare Systems Corporation (HHSC), and Kimi Yuen, PBR Hawai'i

The presentation provided information to TOD Council members on a potential wellness community utilizing TOD elements anchored by a modernized Samuel Mahelona Memorial Hospital (SMMH). The updated master plan focused on the integration and use of adjacent State lands and broader community input. The conceptual plan features principles like mixed-use, a compact community, connectivity, walkability, transit, and green space. The new community will include affordable housing, public facilities, and other uses including those with revenue-generating potential and served by bus transit.

It incorporated the 2020 SMMH Master Plan priorities such as senior care, behavioral healthcare, and affordable housing along with Smart Growth principles. The project started

as a way to generate additional revenues for hospital expansion and operations. Now, it will complement the healthcare and housing needs of the community. PBR Hawai'i is currently working on the Programmatic EIS which is expected to be completed in late summer 2024.



Slides for the presentation are included in a PDF posted at: <https://files.hawaii.gov/dbedt/op/lud/20230721%20TOD%20Mtg/04-SMMHPresOTODCouncil2023-07-21.pdf>

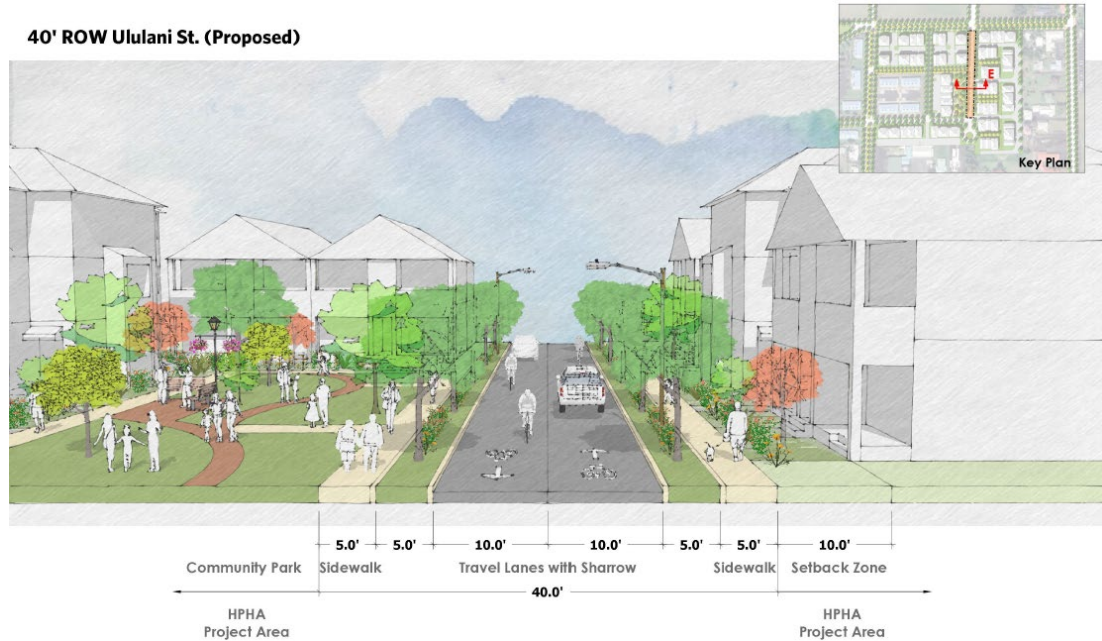
■ Lanakila Homes and County of Hawai'i Multi-Modal Transportation Project

Kevin Auger, Hawai'i Public Housing Authority (HPHA); HDR Architecture; Mike Packard, SSFM International

TOD CIP Planning Grants allow agencies to conduct pre-planning “due diligence” analysis to find out what is possible on the site before proceeding with an expensive and lengthy master plan process. The Lanakila site is about 30 acres, with a 10-acre vacant portion. HPHA explored whether the County’s goal of 250 affordable housing units is possible in terms of infrastructure, demographic needs, density models, and transportation. The site has soil contamination, so they wanted to figure out the cost of remediation before investing heavily into the project. To reach the housing goal, they looked whether the area has enough sewage, electricity, road, and parking capacity. They also reviewed zoning, open space, etc. requirements. The County Department of Water Supply confirmed that it has sufficient water in the area.

As a joint project with the County of Hawai'i Mass Transit Agency, the study introduced a multi-modal transportation hub which allowed HPHA to consider additional density. The effort was to build on the County transportation network plan and County of Hawai'i Street Design Manual. With increased density, there is a need for increased pedestrian connectivity

on the site and potential for a transit center in the future near the existing community center. Various roadway designs, multi-modal features, transit access, and landscaping were considered. They would like to ensure overall connectivity throughout the neighborhood.



Slides for presentation are included in a PDF posted at:

https://files.hawaii.gov/dbedt/op/lud/20230120%20TOD%20Mtg/03b-2023-20-01_Lanakila%20Homes_TODCommitteeRev1.pdf

2.7 Assemble Fiscal and Demographic Information

(7) Assemble accurate fiscal and demographic information to support policy development and track outcomes. [HRS § 226-63(b)(7)]

The TOD Council monitors fiscal conditions relative to rail and TOD projects and demographic information relative to housing in the course of TOD Council discussions, PIG tasks, and project update reports. The Council will continue to incorporate fiscal and demographic data into its recommendations for policy and project implementation.

2.8 Models for TOD Collaboration and Initiatives

(8) Consider collaborative transit-oriented development initiatives of other states that have demonstrated positive outcomes. [HRS § 226-63(b)(8)]

OPSD and HHFDC staff routinely scan, monitor, and research other TOD initiatives and development projects—whether they are in Hawai'i, in other states or jurisdictions on the mainland, national, or international—for best practices that could advance and support the work of the TOD Council and contribute to successful implementation of TOD statewide. As TOD

planning and implementation proceeds, this support work will continue, and new information will be brought to the TOD Council as opportunities allow.

3 PLANNED ACTIVITIES FOR 2024

Planned and proposed activities and tasks for the TOD Council and TOD support staff for the next fiscal year and beyond are organized by the four strategy components of the *TOD Strategic Plan* below.

1. **TOD Project Support.** Actions and investments at the TOD project-level to facilitate TOD project implementation.
2. **Regional Project Support.** Actions and investments for projects at the regional or area-wide level that are needed to facilitate individual TOD project implementation, such as infrastructure delivery.
3. **TOD Implementation and Investment Tools.** Analysis and actions to create a TOD-supportive environment through the refinement and establishment of policy, regulatory, and program tools as well as financing tools and strategies that would facilitate and enhance effective TOD implementation.
4. **State TOD Program Support and Administration.** Actions and tasks to sustain multi-agency, multi-sector collaboration around TOD statewide and the coordination and facilitation of TOD initiatives statewide.

The TOD Council work plan for calendar year 2024 includes the following activities.

3.1 Support TOD Project Implementation

Support for TOD CIP-funded Projects. OPSD TOD staff will continue to oversee the disbursement of FY24 CIP funds to the three projects selected for funding. OPSD will also participate in projects funded by TOD CIP Planning grants that will be active in 2024, facilitating project implementation as needed and monitoring and reporting project progress to the TOD Council.

Strategic Plan and Project Facilitation and Updates. OPSD TOD staff will continue to monitor and facilitate project discussions and coordination as needed for the TOD projects in the *TOD Strategic Plan*. TOD staff will begin reviewing the *TOD Strategic Plan* to determine what updates it may need, including revisions that incorporate the results of the State/county TOD alignment work that the county PIGs worked on in 2023. OPSD TOD staff also plans to work on moving the *TOD Strategic Plan* and the TOD Project Fact Sheets to a web-based format.

OPSD Review of State TOD Conceptual Plan Documents. As projects proceed, OPSD will review and provide comments on State TOD project plans during the project's EA/EIS public comment period, as required by statute.

3.2 Support Regional or Area-Wide Project Implementation

Participation in Other Region-Serving TOD-related Initiatives. TOD program staff will provide input to and monitor region-serving projects that have strong TOD components, including the following:

State Iwilei Infrastructure Master Plan and EIS

Samuel Mahelona Memorial Hospital Master Plan Update and EIS

DLNR East Kapolei TOD Master Plan and EIS

New Aloha Stadium Entertainment District Project

HPHA Ka Lei Momi Projects, including Pu‘uwai Momi Redevelopment

Pahoa Transit Hub/Pahoa Library Co-Location Study

Kailua-Kona Transit Hub/State Civic Center Project

Lihue Civic Center Redevelopment Feasibility Study

Maui Wildfires Recovery. In response to the devastating wildfires in Maui, OPSD’s TOD staff will be assisting with the Community Planning Recovery Support Function. While the parameters of the support are still being determined, it is likely that it will be linked to the TOD CIP West Maui Community Corridor effort.

East Kapolei Infrastructure Implementation Master Plan. OPSD, HCDA and partner agencies will identify public and private backbone infrastructure improvements required to support the full build-out of TOD in the East Kapolei area. The project will include recommendations for funding and delivery of the needed infrastructure. An RFP was issued in October 2023. The project is expected to start in early 2024.

3.3 Development of TOD Support Tools and Resources

Research and Advocacy for Tools. The TOD Council will continue to serve as a forum to create and advocate for a more TOD-supportive environment, which would include promotion of use of critical TOD support tools, including legislation as may be needed for:

1. Establishment of an institutional framework for TOD project implementation, P3, and other alternative project delivery systems, including support for legislative proposals;
2. Expansion of financing tools;
3. Expanded use of value capture financing tools, including TIF; and
4. Increasing housing opportunities in TOD areas.

TOD Infrastructure Financing and Delivery Strategy. The final Phase 4 Report of the TOD Infrastructure Financing and Delivery Strategy will be completed in December 2023. The study identifies short- and long-term measures that could facilitate effective use of financing tools and value capture opportunities to deliver TOD infrastructure and unlock housing construction. OPSD will assist the TOD Council in advancing measures recommended as needed upon completion of the project.

Best Practices for Affordable Housing (YIMBY Working Group). The TOD Council co-chairs serve on a statewide working group established pursuant to Act 305, SLH 2022, the “Yes in My Backyard Act.” The working group is staffed by HHFDC. The working group is to (1) foster increased interagency coordination on housing and zoning issues, (2) raise awareness of State and county efforts to reduce barriers to affordable housing development, and (3) propose legislation to help reduce barriers to development. OPSD TOD staff will monitor the work and recommendations of the working group as they might apply and be implemented in TOD efforts statewide to spur increased production of—as well as the maintenance of—higher-density, affordable housing stock in TOD areas.

Review of FY 2024 TOD CIP Budget Requests. The TOD Council will be reviewing proposed TOD-related CIP budget requests and make recommendations for funding requests that advance identified and priority TOD projects in the 2024 legislative session.

Monitoring and Review of TOD-related Legislation. OPSD anticipates a bill will be introduced in the 2024 legislative session to amend the State constitution to enable county use of tax increment financing to finance public infrastructure needed to support development in planned TOD areas. OPSD will provide supportive testimony for this measure as it provides a means to pay for the large upfront costs of public infrastructure and reduce barriers to TOD project implementation. During the 2024 legislative session, OPSD and the TOD Council will review proposed bills for their impact on agency projects and activities, as well as bills that propose TOD-supportive policies and program tools. Testimony will be prepared as needed for submittal, as delegated by the TOD Council, by the TOD Council Co-Chairs. The Council and TOD staff will follow-up as needed on any TOD-related legislation enacted.

Other Initiatives—Opportunity Zones. OPSD staff continues to collaborate with DBEDT BDSO and its partners as needed to facilitate TOD project access to Opportunity Zone funds and funding opportunities. With the introduction of congressional legislation to extend the Opportunity Zone tax credits, there could be more interest in investing in capital and business opportunities in TOD projects in the OZ census tracts.

3.4 Provide State TOD Program Support and Administration

OPSD Support for TOD Council Meetings and Responsibilities. OPSD staff will continue to provide administrative support for the TOD Council and support existing and new initiatives as resources allow. The TOD Council has seven scheduled meetings in calendar year 2024. The meetings will be conducted both in-person and with interactive conferencing technology .

TOD Alignment Between the State and Counties. As discussed earlier, one of the key program initiatives of 2024 will be the alignment of State and county TOD efforts to allow for more leveraging of funding and greater cooperation on TOD projects that include affordable housing and mixed-use development.

Project Management Tools and Metrics. OPSD staff intends to pursue, as workload and resources allow, the development of data tools to monitor TOD project implementation, as well as performance metrics to monitor and assess project implementation and the alignment of TOD implementation with the key principles for State investment in the *TOD Strategic Plan*.

TOD Engagement Strategies. OPSD will continue to research and consult with State and county TOD agencies on improving the approaches and methods by which community stakeholders, including community-based organizations, can be engaged in ensuring equitable outcomes in communities where TOD could be both disruptive and transformative for existing residents and businesses.

Appendix A. State and County Priority TOD Projects: Project Status and Funding

Project costs, funding, and timeframes are based on information reported to the TOD Council as of December 2023.
Funding requests where known are italicized.

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