

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 63
NOTICE OF MEETING AND AGENDA
Friday, April 19, 2024
9:30 – 11:30 AM**

In-person meeting location:

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

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/83060030707?pwd=jbmhOwnQ6olUWMAM3qA5aM3SVyOPs4.1>

Audio call in (only): (669) 900-6833 or
(253) 215-8782

Meeting ID: 830 6003 0707

Passcode: 474709

- 1. Call to Order and Roll Call/Introductions**
- 2. Approval of Minutes of February 16, 2024 Meeting**
- 3. Informational Presentation: Mass Timber (MT)/Cross Laminated Timber (CLT) For Modular, Multi-Family Buildings in Hawai'i**
Presentation by Kate Carrigg, WoodWorks Regional Director for Hawai'i
MT/CLT offers an alternative to fossil fuel-intensive materials for many applications—including high-rises—and an opportunity to reduce the carbon footprint of the built environment because of its strength and fire resistance. The product has been used in the United States, Canada, and other parts of the world for various building types including multi-family and mixed-use. In the U.S., 2,035 multi-family, commercial, or institutional mass timber projects were in progress or built as of December 2023.
- 4. TOD Presentation: West Maui Community Corridor Project**
Presentation by Pam Eaton, Maui Metropolitan Planning Organization (MPO)
The West Maui Community Corridor project was intended to address economic diversity, resiliency, housing availability and affordability, and multimodal transportation. From ways to support local businesses and provide opportunities for economic development to thinking creatively about how we connect people to jobs, services, and schools, the Community Corridor tackled questions about high-quality public bus service; safe places to walk, bike, and roll; new housing types; and businesses and services that better support West Maui residents. After the August 2023 wildfires, the project pivoted towards helping with the recovery planning. The “Framework for a Resilient Future” offers ideas for learning from the past to envision a new future for the 3.6 miles of Honoapi‘ilani Highway that connects Lahaina to Kā‘anapali.

5. **TOD-Related Capital Improvement Project (CIP) Budget Requests for Recommendation to the 2024 Legislature**
Update on the list of TOD-related CIP budget requests for Fiscal Year 2024-2025 recommended by the TOD Council for funding by the 2024 State Legislature, followed by preliminary discussion of goals and priorities for the 2024 CIP Planning Grants if it is funded by the Legislature.
6. **TOD-Related Legislative Proposals in the 2024 Legislative Session**
Report on TOD-related bills and resolutions in the 2024 legislative session with impact on the TOD Council and the performance of its duties. A full list of bills being tracked will be included in the meeting materials packet. The following are noted for the TOD Council.

SB1099, SD1 HD1 - RELATING TO TAXATION
Clarifies the authority of the counties to use county surcharge on state tax revenues for housing infrastructure costs. Effective 7/1/3000. (HD1)
7. **U.S. Department of Housing and Urban Development (HUD) Briefing on Federal Resources for Greening Affordable Housing**
Recap of the U.S. Department of Housing and Urban Development (HUD) staff briefing on climate change funding available from the Inflation Reduction Act (IRA) and Bipartisan Infrastructure Law (BIL), which can help reduce energy use, bolster investment in renewable energy, strengthen resiliency in communities, and help close financing gaps for construction and rehabilitation of affordable housing.
8. **TOD East Kapolei Infrastructure Implementation Master Plan Update**
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. HCDA received \$500,000 from the 2023 Legislature and delegated the funds to OPSD to lead the project.
9. **Standing Report—Agency Updates on TOD Projects in State Strategic Plan for Transit Oriented Development (Time Permitting)**
Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in “Appendix A. TOD Project Status and Funding Reported to TOD Council,” in the meeting materials packet. Note that this is ‘opt-in’ for those agencies that have activities to report.
 - a. **State and County Projects—O‘ahu**
 - b. **State and County Projects—Kaua‘i**
 - c. **State and County Projects—Hawai‘i**
 - d. **State and County Projects—Maui**
10. **Announcements**
 - a. **TOD Project Fact Sheet Revisions**
Due May 31, 2024.

b. Next Meeting and Preliminary Agenda Items for Future Meeting

- i. May 2024 No TOD Council Meeting
- ii. June 21, 2024 Presentation: TBD
Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session
2024 TOD CIP Planning Grants Announcements (if approved)
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
Hawai‘i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, at the Westin Hāpuna Beach Resort
- iii. July 19, 2024 Presentation: TBD
Final Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
Hawai‘i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, at the Westin Hāpuna Beach Resort
- iv. August 2024 No TOD Council Meeting

c. Hawai‘i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, at the Westin Hāpuna Beach Resort

d. Other

11. Adjournment

Meeting materials

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

In-person meeting access

Effective March 26, 2022, visitors to the OPSD office in the Leiopapa A Kamehameha Building (State Office Tower (SOT)) will no longer need to provide proof of COVID-19 vaccination, proof of negative COVID-19 test result, or wear masks in the building. All visitors to the building must check in with building security on the ground floor and present their driver’s license, State ID, or State employee ID to security staff and sign the visitors log. Security staff will issue a visitor’s badge for visitor entry to the building.

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

According to the State Department of Health, masks are strongly recommended for persons over the age of 65, those with compromised immune systems or care for people at risk of severe illness, and those unvaccinated for COVID-19.

Virtual meeting and phone access

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

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

Comments from the public

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

Written comments may be submitted as follows:

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

Written comments should include the words, “Public Comments,” with the agenda item number and description in the subject line. The TOD Council requests that written testimony be received by Tuesday, April 16, 2024, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

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

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

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 62
Friday, February 16, 2024
9:30 am

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

https://files.hawaii.gov/dbedt/op/lud/20240216%20TOD%20Mtg/GMT20240216-193332_Recording_3386x2018.mp4

Members/ Designees Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Gordon Wood, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Russell Tsuji, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Tammy Lee, Department of Transportation (DOT) Ryan Tam, Hawai'i Community Development Authority (HCDA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Tim Streit, City and County of Honolulu (City) Natasha Soriano, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Pam Eaton, County of Maui (COM) Cathy Camp, Central Pacific Bank, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Brooke Wilson, Office of the Governor Keith Hayashi, Department of Education (DOE) Kenneth Fink, Department of Health (DOH) Catherine Betts, Department of Human Services (DHS) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Senator Chris Lee, State Senate Mayor Richard Bissen, County of Maui (COM) Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Other Designees/ Alternates Present:	<p>Katia Balassiano, OPSD Harrison Rue, OPSD Ian Hirokawa, DLNR Randy Chu, HHFDC David DePonte, DAGS Harold Alejandro, DCR David Yamashita, COM</p>

Scott Forsythe, COM

TOD Council Ruby Edwards, OPSD
Staff: Brandon Soo, OPSD
 Carl Miura, OPSD

1. **Call to Order and Introduction of Members**

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

2. **Review and Approval of Minutes of January 19, 2024 Meeting**

On the January 19, 2024, TOD Council meeting minutes page 7, Item #8-Standing Reports, Department of Hawaiian Home Lands (DHHL), East Kapolei Increment II-A, Multi-Family/Commercial, Nancy McPherson asked that the last two sentences be amended to say, “They are still interested in Increment II-A for mixed-use, multi-family commercial. However, project prioritization is in flux.”

The January 19, 2024 TOD Council meeting minutes were approved as corrected.

3. **Permitted Interaction Group (PIG) Reports for TOD Infrastructure Financing and Delivery Study Project**

Discussion of Permitted Interaction Group Reports presented at the January 19, 2024 TOD Council meeting. The County PIGs were formed to support the TOD Infrastructure Financing Study, to help identify area project and infrastructure needs and potential financing tools to advance infrastructure to support housing development.

- Hawai‘i PIG
- Kaua‘i PIG
- Maui PIG
- O‘ahu PIG

Action: Accept the reports and recommendations of the four Permitted Interaction Groups.

Harrison Rue said that the co-chairs from four County PIGs reported out at the January 2024 TOD Council meeting. They provided a brief summary and discussed the recommendations. Based on OIP Rules, the PIGs were automatically dissolved once they reported out. TOD Council had to wait until the next meeting in February to accept the reports.

It was moved by Pam Eaton and seconded by Nancy McPherson to accept the PIG reports.

Katia Balassiano shared that the consultant team produced an informational graphic to help summarize and highlight the key elements of the report. Various materials are being distributed to the legislators. OPSD and other agencies are working with them to implement the State and County-level actions.

4. **TOD-Related Capital Improvement Project (CIP) Budget Requests for Recommendation to the 2024 Legislature**

Discussion and action on list of TOD-related CIP budget requests for Fiscal Year 2024-2025 to be recommended for funding by the 2024 State Legislature. See TOD-Related CIP request in the draft letter in meeting materials.

State Budget (HB 1800/SB 2234)

- PSD – O‘ahu Community Correctional Center (OCCC) RFP for the Solicitation and Delivery of a New OCCC Facility, O‘ahu (PSD900)
FY 2025 \$10,000,000
- HHFDC – Dwelling Unit Revolving Fund Infusion (DURF), Statewide (BED160)
FY 2025 \$50,000,000
- HHFDC – Cash Infusion for Rental Housing Revolving Fund (RHRF), Statewide (BED160)
FY 2025 \$180,000,000
- OPSD – State Transit-Oriented Development (TOD) Planning, Statewide (BED144)
FY 2025 \$2,000,000
- HCDA – Iwilei-Kapālama TOD Infrastructure Design, O‘ahu (BED150)
FY 2025 \$10,000,000
- HCDA – UH-West O‘ahu Infrastructure, On-Site Infrastructure, Phase 2, Kapolei, O‘ahu (BED 150)
FY 2025 \$25,000,000
- DLNR – East Kapolei Transit-Oriented Development Project Plans and Design, O‘ahu (LNR101)
FY 2025 \$500,000
- SA - Request to Increase Stadium Development Special Fund (SDSF) Ceiling to Allot and Expend the \$49.5M General Fund (BED180):
FY 2025 \$49,500,000
- SFA – Teacher Housing Construction, Various, Statewide (EDN450)
FY 2025 \$45,000,000
- NELHA – Potable Water Well Construction, Kailua-Kona, Hawai‘i (BED146)
FY 2025 \$5,000,000

Action: Council approval of TOD CIP Recommendations to the Legislature.

Balassiano explained that the TOD Council is charged with reviewing the TOD-related CIP Budget requests by statute. For the upcoming FY2025 budget, staff reviewed the CIP proposals in Executive Budget HB 1800 (companion SB 2234). The TOD-related projects that staff identified were included on the agenda and draft letter in the meeting materials. In the past, letters in support of the TOD projects were sent to the legislature. Last year, it helped bring attention to the proposed projects and was included in the final draft. Council members were asked to let OPSD know by February 22, 2024, if a TOD-related CIP item in the budget or one of the bills was missing.

Wayne Takara requested that the two Department of Corrections and Rehabilitation CIP Projects added to the letter:

- New Kaua'i Community Correctional Center and Community Transitional Center (KCCC) Design, Permitting, Owners Representation/Construction Management, Kaua'i, \$20,000,000.
- New West Hawai'i Jail and Community Transitional Center Planning, Hawai'i, \$3,000,000.

The current KCCC facility is located in the flood zone. Also, since Kūhiō Highway is going to be widened, it is going to take away a significant amount of prison property and impact their operations. These facilities should be placed in the community, near the courts, and on a public transit route. There is a similar need for the West Hawai'i facility. He believes these projects will encourage the use of transit. In their package, they have to include a community partnering effort, and one way to do it is to connect to a TOD project.

Natasha Soriano commented that County of Hawai'i (COH) is budgeting for a West Hawai'i warehouse for the Hawai'i Police Department. She is hoping there will be some form of co-location with DCR's new facility on the Kona-side. McPherson wanted to let DCR know that KCCC is surrounded by DHHL lands. They are moving forward with the Waialua Master Plan EA. Takara said he will follow-up with COH and DHHL.

It was moved by Tim Streitz and seconded by Representative Nadine Nakamura to approve the TOD-related CIP Budget Recommendations to the Legislature.

5. **TOD Presentation: Hawai'i Housing Finance and Development Corporation (HHFDC) Kahului Civic Center Mixed-Use Project; Housing Component**

Presentation by Karen Seddon, Marian Gushiken, and Questor Lau, EAH Housing Hawai'i; Joe Earing, Department of Accounting and General Services

EAH Housing was selected by HHFDC to build 303 units of affordable housing at the Kahului Civic Center Mixed-Use Complex. It is set for delivery in 2029. The civic center portion will be designed and built separately by the Department of Accounting and General Services (DAGS). When completed, the Kahului Civic Center area will feature affordable housing, a potential library, a County transit hub, adult school, and government offices.

Questor Lau shared that Kahului Civic Center Mixed-Use Project site is located in a very walkable area. A grocery store, medical offices, library, and restaurants are within 10-minute walk. The area includes a Maui Bus hub and the future civic center. The parcel will have landscaping along the building, which will enhance the streetscape and pedestrian experience. Maui County is proposing Complete Streets upgrades on Kane Street.

Phase 1 is the u-shaped building with the opening facing West Ka'ahumanu Avenue on the corner with Kane Street. It will offer 195 units. Phase 2 is an L shaped building with 106 units. They will have a combined total of 303 1-, 2-, and 3-bedroom units for residents at 60 percent AMI or below . In addition to vehicle parking, they will provide bicycle stalls, EV charging stations, and ride sharing. The building will be LEED Certified. It will offer solar water heating and natural ventilation to reduce monthly electricity costs. Additional amenities include onsite laundry facilities, lounges, public computers, and community and fitness rooms.

Along Ka'ahumanu Avenue, the building is set back to create green spaces to screen the surface parking and help preserve the rock wall. The capital stack will include Low-Income Housing Tax Credits (LIHTC), solar tax credits, Hula Mae Multi-Family (HMMF) bonds, Rental Housing

Revolving Fund (RHRF), and Maui Affordable Housing Fund. The first residents are expected to move into Phase 1 in February 2029 and into Phase 2 in October 2029.

Joe Earing explained that the 2023 legislature appropriated \$9 million in design funds for the Kahului Civic Center Mixed-Use Complex, state office portion. Funding has been released by the Governor, and the contract should be executed by June 2024. They are planning to request construction funds during the FY2025-2027 biennium. If it is approved, the project should be completed around late 2027. Also, a decision has to be made about the potential for integrating the Kahului Public Library with the mixed-use complex on the bottom floor. Eaton believes that it could be a “win-win” for the community to include the library especially when doing outreach. She added that the Central Maui Community Plan Update kicked off this week, so the Planning Department will be doing extensive community engagement. She recommended that DAGS work with them.

Electric charging stations at affordable housing facilities are required by the building code. Evans added that the State has a decarbonization strategy, which includes clean energy requirements that look forward to when electric vehicles (EV) are more affordable. She thanked EAH Housing for adding trees along Ka‘ahumanu Avenue to provide shade, per the State’s Climate Change Mitigation and Adaptation Commission goals.

The developers felt that parking was important, and they tried to balance the different requirements. Eaton encouraged them to reduce the amount of parking because the project has more parking stalls than residential units, especially since it is located in the TOD area. They are kicking off the Long-Range Transportation Plan Update next month which will emphasize people walking, biking, and taking transit. Multi-modal strategies will help reduce carbon emissions.

6. **TOD-Related Legislative Proposals in the 2024 Legislative Session**

Report on TOD-related bills and resolutions in the 2024 legislative session with impact on the TOD Council and the performance of its duties. A full list of bills being tracked will be included in the meeting materials packet. The following are noted for the TOD Council.

- SB 3051/HB 2362, Proposing amendments to Article VII, Sections 12 and 13, of the Hawai‘i Constitution to expressly provide that the Legislature may authorize the counties to issue tax increment bonds and to exclude tax increment bonds from determinations of the funded debt of the counties.
Proposes amendments to the Constitution of the State of Hawai‘i to expressly authorize issuance of tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions.
- SB 3052/HB 2363, Relating to Tax Increment Financing.
Proposes to conform county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.
- SB 3008, Proposing amendments to Article VII, Sections 12 and 13 of the Hawai‘i Constitution to expressly provide that the Legislature may authorize the counties to issue tax increment bonds and to exclude tax increment bonds from determinations of the funded debt of the counties.

Proposes amendments to the Constitution of the State of Hawai'i to expressly provide that the Legislature may authorize 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.

- SB 3053/HB 2364, Relating to Conveyance Tax.
Proposes to increase the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund (DURF) for the purpose of funding infrastructure programs in transit-oriented development areas.

Balassiano explained that several bills were introduced during this legislative session that have a direct impact on the TOD Council. The list of bills was included in the meeting materials. Testimony has been submitted through OPSD and other agencies for those that clearly further TOD principles, projects, funding, and goals. This year's highlights include bills from the infrastructure finance study. They are intended to clarify the use of tax increment financing, provide more funding for infrastructure using the conveyance tax, and make TIF not count towards the county's debt limit. Senator Dela Cruz's SB 3008 appears to be moving forward. The Administration's TIF bills did not make it out of committee. Of the two conveyance tax measures, it appears that HB 2364 is still alive and headed to the Finance Committee. Also, there is a house bill to use the conveyance tax for homeless services. It was revised to include infrastructure financing in TOD areas. Another Administration proposal amends the TOD Council membership from the Department of Public Safety to Department of Corrections and Rehabilitation. Senate Bill 3054 is headed to Senate Ways and Means Committee.

Kevin Auger shared that the City and County of Honolulu (City) is supporting SB 2337, HB 1808, and HB 1988. The purpose of the bills is to reconcile inconsistencies in 201H and 46-15, housing development. Under 201H, HHFDC has the ability to plan, develop, and construct housing projects including mixed-use development. Under 46-15.1(a), the Counties have the same powers as granted to HHFDC, but only for low- and moderate-income housing. It does not allow the Counties to use affordable housing bonds for mixed-use housing projects. The bills are intended to remedy the situation. He asked for everyone's support.

Representative Nakamura asked if there was any update on a new Attorney General's Opinion regarding tax increment financing. Balassiano said that the NAIOP, the Commercial Real Estate Development Association, and Move Oahu Forward have been looking into the issue. OPSD has also been working with our infrastructure financing consultants on this issue.

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

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

a. State and County Projects—O'ahu

- **OPSD: East Kapolei Infrastructure Implementation Master Plan**
Rue reported that the contract is near finalization. OPSD sent out an email giving agencies a heads-up that the consultant, Jacobs, will be needing data, plans, etc. for the project. The kick-off meeting should be in about a month or two. This will give the consultant time to prepare the work plan and have agencies review it.
- **UH: UH-West O'ahu, University District**
Michael Shibata said UH issued an RFP to develop a 35-acre parcel near the corner of Kualaka'i Parkway and Farrington Highway. They received responses and selected a group of local and mainland developers with experience in mixed-use and film studio projects in January 2024. They are working on ground lease negotiations, development agreements, etc. The group is aware of TOD and potential collaboration with UH-West O'ahu Academy of Creative Media.
- **DLNR: East Kapolei Master Development Plan**
Ian Hirokawa reported that the Urban Design Plan should be completed soon. They are also working on the EIS. The draft should be published in 2024.
- **DAGS: New Aloha Stadium Entertainment District (NASSED)**
Gordon Wood shared that the deadline for the qualifications phase of the RFP was on February 14, 2024. They were very encouraged by the submittals and will be spending the next several weeks evaluating it. Priority Listed Offerors should be announced in March/April 2024. The proposals phase will be next.

b. State and County Projects—Kaua'i

- **COK: Lihu'e Civic Center Redevelopment Feasibility Plan**
Jodi Higuchi Sayegusa said it is still on going.
- **COK: East Kaua'i Community Plan Update**
Higuchi Sayegusa announced that they will be kicking off the project with charettes in June 2024. It will be a robust study looking into transportation issues.
- **COK: Kīlauea Town Affordable Housing Expansion**
Allison Rettig said that the acquisitions are 99.9 percent finalized. The court ruled in favor of County of Kaua'i on the condemnation. They are reviewing the literature on archaeological and cultural assessment. Interdepartmental meetings have been held, and project advisory groups have been formed.
- **COK: Waimea 400 Master Plan**
Rettig mentioned that the County Planning Department did a master plan on the 60-acre portion several years ago. They already had interdepartmental meetings, formed project advisory groups, and created a project website. Also, they had a kick-off meeting. The environmental components that need a longer lead time have been started. The first community meeting is scheduled for Tuesday, February 20, 2024.

c. State and County Projects—Hawai'i

- **COH: Pāhoa Transit Hub and Pāhoa Public Library Co-Location**
Natasha Soriano reported that the EA will be coming out soon.

- COH: Village 9 Affordable Housing
Neil Erickson said the proposal to accept the TOD CIP Planning Funds passed first reading at the Hawai'i County Council. The contract was sent to the Office of the Corporation Counsel for review. The connector road is almost ready to pave. They are awaiting Department of Transportation (DOT) approval to connect to the right of way.

d. State and County Projects—Maui

- COM: West Maui TOD Corridor Plan
Eaton announced that the West Maui TOD Corridor Plan has evolved into a framework for resiliency. They are planning to present it to the Office of Recovery after it is completed. Comments have been incorporated. She will be presenting it to the Maui Metropolitan Planning Organization-Technical Advisory Committee (Maui MPO TAC) on February 22, 2024, and the Policy Board on February 29. In April, they will be presenting to the TOD Council.

8. Announcements

a. TOD Project Fact Sheet Revisions

Due July 2024

b. Next Meeting and Preliminary Agenda Items for Future Meeting

- | | | |
|------|----------------|---|
| i. | March 2024 | • No TOD Council Meeting |
| ii. | April 19, 2024 | • Presentation: County of Maui, West Maui TOD Corridor Plan |
| | | • Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session |
| | | • Standing Report—TOD Project Updates on Projects in <i>State Strategic Plan for Transit-Oriented Development</i> |
| iii. | May 2024 | • No TOD Council Meeting |
| iv. | June 21, 2024 | • Presentation: TBA |
| | | • Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session |
| | | • Standing Report—TOD Project Updates on Projects in <i>State Strategic Plan for Transit-Oriented Development</i> |

Rue announced that U.S. Department Housing and Urban Development will be holding a conversation on potential investments in affordable housing and how to leverage financial assistance to deliver resilient TOD communities. A significant amount of funds is available from the Inflation Reduction Act and Bipartisan Infrastructure Law especially on items outside of the normal affordable housing funding stack. Bennett Hilley, Senior Advisor for Housing and Sustainability, Office of Multifamily Housing Programs, will be in town to discuss various resources. Also, Jennifer Gottlieb Elazhari, Assistant to HUD Climate Advisor, Office of the Secretary, will be joining the discussion via Zoom. Agencies will be able to join the discussion either in person at

OPSD or via Zoom on Friday, February 23, 2024, 10:30 a.m. A meeting invite will be sent out in the afternoon.

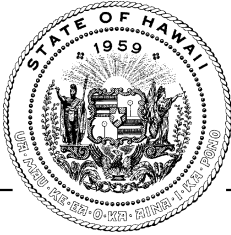
Tim Streit mentioned that the Kalihi Stakeholder Summit will be on March 20-21, 2024. It is being organized by Move O'ahu Forward to bring together government leaders and the Kalihi community to outline a path forward for transit-oriented development. Please save the date. More details to follow.

9. **Adjournment**

There being no further business, the meeting was adjourned at 10:38 a.m.

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

Guests/Attendees: Allison Rettig, COK Housing Agency
Ryan Andrews, SA
Blue Kaanehe, DLNR
Chris Sadayasu, SA
Dave Freudenberger, Goodwin Consulting Group
Dayna Vierra, DLNR
Del Won, HHFDC
Denise Iseri-Matsubara, City Office of Housing
David Arakawa, Land Use Research Foundation
Derek Wong, DLNR
Franz Krainitz, City Department of Planning and Permitting
Gerald Schmitz, DOT
Joseph Earing, DAGS
Kaliko Chun, DHHL
Karen Seddon, EAH Housing
Kevin Auger, City Office of Housing
Lauren Yasaka, DLNR
Lindsay Apperson, Governor's Housing Team
Marian Gushiken, EAH Housing
Mark Hakoda, HCDA
Michael Imanaka, Alexander and Baldwin
Neil Erickson, COH Office of Housing and Community Development
Questor Lau, EAH Housing
Randy Tanaka, Office of Senator Sharon Moriwaki
Rasmi Agrahari, DOT
Ren Seguritan, Kamehameha Schools
Senator Chang's Staff
Sofia Luczak, OPSD
Stanley Fujimoto, HHFDC
Susie Fong, Joint Base Pearl Harbor-Hickam
Tami Whitney, Governor's Housing Team
Trey Gordner, Governor's Housing Team



HAWAI‘I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

JOSH GREEN. M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
CO-CHAIR

DEAN MINAKAMI
CO-CHAIR

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Fax: (808) 587-2824

DTS202402261728MI

February 28, 2024

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

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

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

On behalf of the Hawai‘i Interagency Council for Transit-Oriented Development (TOD Council) established pursuant to Act 130, Session Laws of Hawai‘i 2016, we are pleased to transmit for legislators’ consideration a list of transit-oriented development (TOD)-related capital improvement project (CIP) and general fund requests recommended for funding, which are included in the proposed Supplemental Executive Budget (House Bill 1800/Senate Bill 2234) requests.

The TOD Council is charged with reviewing TOD-related CIP budget requests to the Legislature pursuant to Hawai‘i Revised Statutes Section 226-63. At its February 16, 2024 meeting, the TOD Council reviewed and endorsed the following TOD-related CIP and general fund requests for funding by the Legislature for Fiscal Year 2025. The funding requests below will: (1) advance projects that promote TOD around existing or proposed transit stations, or (2) greatly expand funding and financing available for affordable housing, water and wastewater infrastructure improvements, and road improvements in TOD areas. These investments will spur housing production, job creation, and the overall improvement of neighborhoods in these areas. Please note that the revolving funds are available for housing and infrastructure in both TOD and non-TOD areas.

Expending Agency	Summary	Program ID	FY 2025
PSD – O‘ahu Community Correctional Center (OCCC)	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.	PSD900	\$10,000,000
HHFDC – Dwelling Unit Revolving Fund Infusion, Statewide (DURF)	General fund infusion to HHFDC’s DURF to boost financing for affordable housing units.	BED160	\$50,000,000

Expending Agency	Summary	Program ID	FY 2025
HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide	General fund infusion to HHFDC’s RHRF to provide more affordable rental housing.	BED160	\$180,000,000
OPSD – State Transit-Oriented Development (TOD) Planning, Statewide	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.	BED144	\$2,000,000
HCDA – Iwilei-Kapālama TOD Infrastructure Design, O’ahu	Support ongoing efforts to develop TOD infrastructure at Iwilei- <u>Kapālama</u> .	BED150	\$10,000,000
HCDA – University of Hawai‘i (UH)-West O’ahu Infrastructure, On-Site, Phase 2, Kapolei, O’ahu	For Phase 2 infrastructure development at the University of Hawai‘i – West O’ahu non-campus lands transit-oriented development (TOD) district.	BED150	\$25,000,000
DLNR – East Kapolei Transit-Oriented Development Project Plans and Design, O’ahu	Additional funds for planning are needed due to the extensive nature of the project.	LNR101	\$500,000
SA - Request to Increase Stadium Development Special Fund (SDSF) to Accommodate the \$49.5M General Fund Deposit	Transfers general funds appropriated in 2022 to SDSF for stadium redevelopment. The ceiling increase will provide SA with a great amount of flexibility to utilize these funds to support the New Aloha Stadium Entertainment District project.	BED180	\$49,500,000
SFA – Teacher Housing Construction, Various, Statewide	\$45,000,000 in GO bond funds for teachers housing is a Department of Budget and Finance adjustment.	EDN450	\$45,000,000
NELHA-Potable Water Well Construction, Kailua-Kona, Hawai‘i	The new well is expected to provide additional water to enable further development of the area, including new affordable housing projects.	BED146	\$5,000,000

Expending Agency	Summary	Program ID	FY 2025
DCR - New Kaua'i Community Correctional Center and Community Transitional Center (KCCC) Design, Permitting, Owners Representation/Construction Management, Kaua'i	The existing Kaua'i Community Correctional Center (KCCC) needs to be relocated from its current location on Kūhiō Highway due to an upcoming highway widening project. KCCC is also presently located in a flood zone and needs to be moved to a location with access to public transit and in the vicinity of the existing court facilities.	PSD900	\$20,000,000
DCR – New West Hawai'i Jail and Community Transitional Center Planning, Hawai'i.	The building of a new jail facility in West Hawai'i is expected to alleviate the daily transport of justice-involved persons from Kona to Hawai'i Community Correctional Center (HCCC) in Hilo. The new facility will also be in the vicinity of the existing courthouse and situated on or near the public transit system. The new facility will help reduce the overcrowding currently experienced at HCCC and reduce transport security risks inherent in the long commute between Kona and Hilo.	PSD900	\$3,000,000

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

Thank you for your consideration of the TOD Council recommendations.

Sincerely,

Mary Alice Evans

Dean Minakami

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

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

Enclosure

cc: Governor Josh Green, MD, Office of the Governor
 Luis P. Salaveria, Department of Budget and Finance
 Senator Sharon Moriawaki, Senate Ways and Means Vice-Chair/CIP Manager
 Representative Scott Nishimoto, House Finance CIP Manager

TOD-Related CIP Items from State Budget (House Bill 1800) - Admin Items

As of April 19, 2024

Agency	Summary	Program ID	FY2025 Admin Budget Request-House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Comments
PSD – O‘ahu Community Correctional Center (OCCC)	SD1: Plans for due diligence and plans for new facility, including consideration of lease buyback and other options.	PSD900	\$10,000,000	\$10,000,000	\$10,000,000	HD1: Page 216. SD1: Page 195; Changed Method of Financing C (General Obligation Bond Funds) to A (General Funds).
HHFDC – Cash infusion for rental housing revolving fund, statewide (RTRF)	HD1: Construction to provide an infusion of funds to finance additional affordable rental housing, statewide.	BED160	\$180,000,000	\$180,000,000		HD1: Page 76-77.
HHFDC – Dwelling Unit Revolving Fund Infusion, Statewide	HD1: Construction to provide an infusion of funds to finance additional affordable rental housing, statewide.	BED160	\$50,000,000	\$50,000,000		HD1: Page 77.
OPSD – State Transit-Oriented Development (TOD) Planning, Statewide	Plans, feasibility and cost studies, and coordination of TOD projects, TOD public infrastructure requirements, and related environmental review documents for TOD projects in State TOD Strategic Plan, Statewide.	BED144	\$2,000,000		\$2,000,000	SD1: Page 199.
HCDA – Iwilei-Kapālama TOD Infrastructure Design, O‘ahu	Support ongoing efforts to develop TOD infrastructure at Iwilei-Kapālama.	BED150	\$10,000,000			
HCDA – University of Hawai‘i (UH)-West O‘ahu Infrastructure, On Site, Phase 2, Kapolei, O‘ahu	SD1: Construction of additional infrastructure - road, drainage, electrical, sewer, and water, that will enable the development of additional UH West Oahu Lands along Kualakai Parkway, near the transit stations.	BED150	\$25,000,000		\$25,000,000	SD1: Page 74.
DLNR – East Kapolei Transit-Oriented Development Project, O‘ahu	HD1: Plan and design for the development of four (4) DLNR parcels adjacent to and nearby the Keoneae Rail Station.	LNR101	\$500,000	\$1,000		HD1: Page 222.
SA - Request to Increase Stadium Development Special Fund (SDSF) to Accommodate the \$49.5M General Fund Deposit	Transfers general funds appropriated in 2022 to SDSF for stadium redevelopment. The ceiling increase will provide SA with a great amount of flexibility to utilize these funds to support the New Aloha Stadium Entertainment District project.	BED180	\$49,500,000		\$49,500,000	HD1: Page 115 (Operating Budget Worksheet). SD1: Page 154 (Operating Budget Worksheets).
SFA – Teacher Housing, Statewide	SD1: Plans, land, design, construction, and equipment for teacher housing; ground and site improvements; equipment and appurtenances.	EDN450	\$45,000,000		\$45,000,000	SD1: Page 162-163 Added to EDN100.
NELHA-Potable Water Well Construction, Kailua-Kona, Hawai‘i	The new well is expected to provide additional water to enable further development of the area, including new affordable housing projects.	BED146	\$5,000,000			

TOD-Related CIP Items from State Budget (House Bill 1800) - Admin Items

As of April 19, 2024

Agency	Summary	Program ID	FY2025 Admin Budget Request-House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Comments
DCR - New Kaua'i Community Correctional Center and Community Transitional Center (KCCC) Design, Permitting, Owners Representation/Construction Management, Kaua'i	SD1: Plans, land, design, construction, and equipment to include the assessment, site selection, land acquisition, and financial and project delivery to relocate the existing KCCC Facility and replace with a new KCCC on the island of Kauai.	PSD900	\$20,000,000	\$20,000,000	\$20,000,000	HD1: Page 217. SD1: Page 195-196.
DCR – New West Hawai'i Jail and Community Transitional Center Planning, Hawai'i	The building of a new jail facility in West Hawai'i is expected to alleviate the daily transport of justice-involved persons from Kona to Hawai'i Community Correctional Center (HCCC) in Hilo. The new facility will also be in the vicinity of the existing courthouse and situated on or near the public transit system. The new facility will help reduce the overcrowding currently experienced at HCCC and reduce transport security risks inherent in the long commute between Kona and Hilo.	PSD900	\$3,000,000			

TOD-Related CIP Items from State Budget (House Bill 1800) - Non-Admin Items

As of April 19, 2024

Agency	Summary	Program ID	FY 2024 (Appropriated)	FY2025- House Draft 1 (HD1)	FY 2025- Senate Draft 1 (SD1)	Comments
East Kapolei High School, Hoopili, O'ahu	Design and construction for new East Kapolei High School; ground and site improvements; equipment and appurtenances.	EDN450 (SFA)	\$15,000,000			HD1: Page 191. SD1: Page 171. Reassigned from SFA to DOE.
East Kapolei High School, Ho'opili, O'ahu	Design and construction for new East Kapolei High School; ground and site improvements; equipment and appurtenances.	EDN100 (DOE)	\$15,000,000			HD1: Page 190. SD1: Page 162.
East Kapolei High School, O'ahu	Plans for new East Kapolei High School; ground and site improvements; equipment and appurtenances.	EDN100 (DOE)		\$500,000		HD1: Page 142.
Pāhoā Library and Transit Hub	Plans and design for Pāhoā Library and Transit Hub	EDN450 (SFA)		\$1,000,000		HD1: Page 191.
Lump sum CIP - Planning and pre-design Statewide	Planning, pre-design, due diligence, site analysis, surveys, geotechnical reports, zoning, budgeting, value engineering, land entitlements, infrastructure analysis, utilities analysis, physical access, environmental issues, educational programming and schematic designs.	EDN450 (SFA)		\$11,000,000		HD1: Possible Use for teacher housing. Page 192.
Kaua'i Department of Water, Kapa'a Homesteads 313' tanks	Construction for Kapa'a Homesteads 313' Tanks, 1.0 MG (two - 0.5 MG tanks). Provided that no state funds shall be expended unless the County of Kaua'i contributes matching county funds for state funds on a dollar-for-dollar basis.	SUB501		C \$1,000,000 S \$1,000,000		HD1: Page 228. To serve Samuel Mahelona Memorial Hospital Redevelopment (SMMH).
Kaua'i Department of Water, well development, Kapa'a Homesteads, Kaua'i	Design and construction for Kapa'a Homesteads Well No. 4 site development and connecting pipeline. Provided that no state funds shall be expended unless the County of Kaua'i contributes matching county funds for state funds on a dollar-for-dollar basis.	SUB501		C \$2,400,000 S \$2,400,000		HD1: Page 228-229. To serve SMMH Redevelopment.

TOD-Related CIP Items from State Budget (House Bill 1800) - Non-Admin Items

As of April 19, 2024





Agency	Summary	Program ID	FY 2024 (Appropriated)	FY2025- House Draft 1 (HD1)	FY 2025- Senate Draft 1 (SD1)	Comments
Waipahu Civic Center	Plans and design for new Waipahu Civic Center, O'ahu	BED144			\$500,000	SD1: Page 199. From the State TOD Strategic Plan.
Līhu'e Transit-Oriented Development Infrastructure Master Plan	Plans for Līhu'e Transit-Oriented Development Infrastructure Master Plan	BED150			\$500,000	SD1: Page 75.

Measure Tracking Report: TOD Council 04-17-24

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Hawaii State Legislature


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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p>HB1800 HD1 SD1 State Budget  RELATING TO THE STATE BUDGET. Adjusts and requests appropriations for fiscal biennium 2023-2025 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs. Effective 7/1/2024. (SD1)</p>		(H) 4/17/2024 - Conference Committee Meeting will reconvene on Thursday 04-18-24 5:00PM in conference room 309.	SAIKI (Introduced by request of another party)	WAM	SB2234
<p>HB2365 HD1 SD1 Hawaii Interagency Council for Transit-Oriented Development  RELATING TO TRANSIT-ORIENTED DEVELOPMENT PLANNING. Replaces the Director of Law Enforcement with the Director of Corrections and Rehabilitation on the Hawaii Interagency Council for Transit-Oriented Development. Takes effect 7/1/2050. (SD1)</p>		(S) 4/16/2024 - Received notice of appointment of House conferees (Hse. Com. No. 738).	SAIKI (Introduced by request of another party)	JHA, FIN	SB3054
<p>HB2361 HD1 SD1 HCDA; Interagency Assistance  RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Authorizes the Hawaii Community Development Authority to render services to and assist state and county agencies upon request. Takes effect 7/1/2050. (SD1)</p>		(H) 4/16/2024 - Received notice of Senate conferees (Sen. Com. No. 683).	SAIKI (Introduced by request of another party)	WTL, WAM/JDC	SB3050
<p>SB2133 HD1 HHFDC; Bonds; Infrastructure; Regional State Infrastructure Projects; Regional Infrastructure Subaccounts  RELATING TO HOUSING. Authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects. Exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions. Includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. Effective 7/1/3000. (HD1)</p>		(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678).	HASHIMOTO, CHANG, FEVELLA, MCKELVEY, MORIWAKI, SAN BUENAVENTURA, SHIMABUKURO, Keohokalole, Wakai	HSG, FIN	HB1761

SB1170 SD2 HD1

Counties; Affordable Housing Credits; Hawaii Housing Finance and Development Corporation; Housing Production; County Powers



RELATING TO AFFORDABLE HOUSING CREDITS.

Requires the counties to issue affordable housing credits for affordable housing units that are constructed under the various programs of the Hawaii Housing Finance and Development Corporation. Sunsets 6/30/2031. Effective 7/1/3000. (HD1)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678). DELA CRUZ

HSG, FIN

SB2836 SD2 HD2

DBEDT; HHFDC; Disaster Recovery; Maui Wildfires; Permanent Housing; Interagency Council for Maui Housing Recovery; Appropriation; Expenditure Ceiling;



RELATING TO MAUI'S PERMANENT HOUSING RECOVERY.

Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Makes an appropriation. Sunsets 6/30/2034. Effective 7/1/3000. (HD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678). HASHIMOTO, AQUINO, CHANG, ELEFANTE, KIDANI, MCKELVEY, Wakai

WAL/HSG, JHA, FIN

HB2549

SB2066 SD2 HD2

HHFDC; Housing Development; Planning Exemptions



RELATING TO HOUSING.

Establishes another means for a housing project to seek an exemption from laws and rules of the State that are developed under various programs of the Hawaii Housing Finance and Development Corporation. Effective 7/1/3000. (HD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678). CHANG, FEVELLA, HASHIMOTO, KEOHOKALOPE, KIDANI, San Buenaventura, Wakai

HSG, JHA

HB1765

SB2337 SD2 HD2

Housing; County Powers; Mixed-Use Developments; HHFDC; Bond Proceeds



RELATING TO HOUSING.

Expands the counties' authorization to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-use developments. Applies to bond proceeds expended by a county after 12/31/23. Effective 7/1/3000. (HD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678). HASHIMOTO, AQUINO, CHANG, KANUHA, KIDANI, MORIWAKI, SAN BUENAVENTURA, Wakai

HSG, FIN

HB1808

**SB2948 SD2 HD1**

Residential Uses; Areas Zoned for Commercial Use; Administrative Approval; Counties; Building Codes; Adaptive Reuse; Commercial Buildings

RELATING TO HOUSING.

Beginning 1/1/2025, permits residential uses in certain areas zoned

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 678). CHANG

HSG/WAL/JHA

HB2090

for commercial use under certain circumstances. Requires, no later than 1/1/2026, each county to adopt or amend ordinances to allow for adaptive reuse of existing commercial buildings in the county's building codes. Effective 1/1/3000. (HD1)

HB1763 HD1 SD2

HHFDC; RHRF

RELATING TO HOUSING.

Amends the permitted uses of and priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the Hawaii Housing Finance and Development Corporation to prioritize the allocation of the rental housing revolving fund moneys to certain housing projects. Defines "project readiness". Requires the Hawaii Housing Finance and Development Corporation to submit a report to the Legislature on plans to revolve funds back into the Rental Housing Revolving Fund. Effective 7/1/2050. (SD2)

(H) 4/15/2024 - Received notice of Senate conferees (Sen. Com. No. 677).

EVSLIN

HOU, WAM

SB2045



HB2090 HD1 SD2

Residential Development; Areas Zoned for Commercial Use; Administrative Approval; Counties; Building Codes; Adaptive Reuse; Commercial Buildings

RELATING TO HOUSING.

Beginning 1/1/2025, allows residential uses in areas zoned for commercial use to be considered permitted under certain circumstances. Requires, no later than 1/1/2025, each county to adopt or amend its ordinances to allow for adaptive reuse of existing commercial buildings in the county's building codes. Takes effect 1/1/2025. (SD2)

(S) 4/12/2024 - Received notice of disagreement (Hse. Com. No. 731).

EVSLIN, AIU, AMATO, COCHRAN, GANADEN, ICHIYAMA, KAHALOA, KAPELA, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, NAKASHIMA, PERRUSO, PIERICK, SAIKI, SOUZA, TAKENOUCI, TAM, TARNAS, TODD

GVO/WTL, JDC

SB2948



SB3202 SD2 HD1

Counties; Zoning; Urban District; Subdivision; Consolidation; Resubdivision; Parcels; Residentially Zoned Lots; Impact Fees Assessment; Calculation

RELATING TO URBAN DEVELOPMENT.

Requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of certain parcels within the urban district, with certain conditions. Amends the calculation of impact fees for certain developments. Effective 1/1/3000. (HD1)

(H) 4/11/2024 - Received notice of disagreement (Sen. Com. No. 673).

CHANG

HSG/WAL/JHA

HB1630



SB1099 SD1 HD2

Surcharge on State Tax; Housing Infrastructure Costs

RELATING TO TAXATION.

Clarifies the authority of the counties to use county surcharge on state tax revenues for housing infrastructure costs for county-supported housing projects. Effective 7/1/3000. (HD2)

(H) 4/11/2024 - Received notice of disagreement (Sen. Com. No. 673).

KEITH-AGARAN, KANUHA, MCKELVEY

LGO, FIN

HB1479



HB1761 HD1 SD1

HHFDC; Bonds; Infrastructure; Regional State Infrastructure Subaccount

(S) 4/3/2024 - The committee on WAM has deleted the measure from decision making scheduled on 04-03-24

EVSLIN, AIU

HOU, WAM

SB2133



RELATING TO HOUSING.

Authorizes HHFDC to issue bonds for housing project infrastructure and finance the development of regional state infrastructure projects. Exempts bonds issued by HHFDC for improvements by assessments, and the interest thereon, from state, county, and municipal taxation, with certain exceptions. Includes proceeds from bonds issued for regional state infrastructure projects as a source of revenue for regional state infrastructure subaccounts. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. Effective 7/1/3000. (SD1)

10:30AM; CR 211 & Videoconference.

HB2358 HD1 SD1**Environmental Impact Statements; Exemption; Affordable Housing**

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS. Exempts from environmental impact statement requirements certain affordable housing projects. Takes effect 7/1/3000. (SD1)

(S) 3/21/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

SAIKI (Introduced by request of another party)

HOU/AEN, WAM SB3047

SB3008 SD2 HD1**Constitutional Amendment; Tax Increment Bonds; Debt Limit; Counties**

PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII CONSTITUTION TO EXPRESSLY PROVIDE THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTIES TO ISSUE TAX INCREMENT BONDS AND TO EXCLUDE TAX INCREMENT BONDS FROM DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.

Proposes amendments to the Constitution of the State of Hawaii to expressly provide that the Legislature may authorize 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. Effective 7/1/3000. (HD1)

(H) 3/20/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with Representative(s) Garcia voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Holt, Kitagawa, Lamosao, Lowen, Nakashima excused (5).

DELA CRUZ, AQUINO, HASHIMOTO, KIDANI

JHA, FIN

HB2364 HD2**Conveyance Tax Rates and Exemptions; Multifamily Residential Properties; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations**

RELATING TO THE CONVEYANCE TAX.

Amends the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Establishes a new conveyance tax rate for multifamily residential properties. Eliminates the cap on the amount of conveyance tax collections allocated to the Land Conservation Fund and Rental Housing Revolving Fund. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund for the purpose of funding infrastructure programs in transit-oriented development areas. Effective 7/1/3000. (HD2)

(S) 3/18/2024 - The committee(s) on HOU/WTL deleted the measure from the public hearing scheduled on 03-19-24 1:00PM; CR 225 & Videoconference.

SAIKI (Introduced by request of another party)

HOU/WTL, WAM

SB3053

HB2292 HD2 SD1

HHFDC; Affordable Housing; Project Management; Positions; Expenditure Ceiling; Appropriation
RELATING TO AFFORDABLE HOUSING DEVELOPMENT.



Appropriates funds to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of project manager III positions to aid in the development of affordable housing options in the State. Declares that the general fund expenditure ceiling is exceeded. Effective 7/1/3000. (SD1)

(S) 3/15/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

MIYAKE, AIU, AMATO, CHUN, COCHRAN, EVSLIN, GARRETT, KAHALOA, KILA, LAMOSAO, POEPOE, TAKENOUCI, WOODSON

HOU, WAM

SB2833

HB1808 HD1 SD1

Housing; County Powers; Mixed-Use Developments
RELATING TO HOUSING.



Expands the counties' authorization to exercise the same powers as the Hawaii Housing Finance and Development Corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-use developments. Applies to bond proceeds expended by a county after 12/31/23. Sunsets 6/30/2028. Effective 7/1/3000. (SD1)

(S) 3/15/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

YAMASHITA

HOU, WAM

SB2337

SB2018

Counties; Housing; Zoning; Less Intensive Use; Downzone Prohibition; Exception
RELATING TO HOUSING.



Prohibits a county from changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific land use designation and zoning ordinances in effect on January 1, 2024. Allows a county to change a land use designation or zoning ordinance to a less intensive use if the county concurrently enacts measures to ensure that there is no net loss in residential capacity.

(H) 3/14/2024 - The committee(s) on HSG/WAL recommend(s) that the measure be deferred.

CHANG, HASHIMOTO, KIDANI

HSG/WAL, JHA

SB3050 SD2

HCDA; Interagency Assistance
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.



Authorizes the Hawaii Community Development Authority to render services to and assist state and county agencies upon request. (SD2)

(H) 3/7/2024 - Referred to WAL/JHA, FIN, referral sheet 16

KOUCHI (Introduced by request of another party)

WAL/JHA, FIN

HB2361

**HB1631 HD1**

Department of Education; School Facilities Authority; Educator Workforce Housing; Prioritization; Reporting
RELATING TO HOUSING.

Requires the School Facilities Authority to work with the Department of Education to prioritize projects for the construction of educator workforce housing that will house teachers and other staff of the Department. Requires the School Facilities Authority to include in its annual report to the Legislature its planned actions toward

(S) 3/7/2024 - Referred to EDU/HOU, WAM.

EVSLIN, AIU

EDU/HOU, WAM

SB2283

increasing educator workforce housing. Requires the Department of Education to collaborate with certain state and county agencies to submit a preliminary report to the Legislature on the status of lands designated to be transferred to the Department of Education. Effective 7/1/3000. (HD1)

SB2011 SD2

Housing; County Zoning Districts; Multi-Family

Dwelling Units

RELATING TO HOUSING.

Allows the construction of multi-family dwelling units on any lot within certain designated county zoning districts, subject to reasonable standards adopted by each county. Takes effect 4/14/2112. (SD2)

(H) 3/7/2024 - Referred to HSG/WAL/JHA, referral sheet 16

CHANG, AQUINO, FEVELLA, KEOHOKALOLE, KIDANI

HSG/WAL/JHA

HB1630 HD1

Counties; Zoning; Urban District; Subdivision; Residential Lots; Additional Dwelling Units; Approval; Impact Fees Assessment; Calculation

RELATING TO URBAN DEVELOPMENT.

Part II: Prohibits county zoning ordinances from not allowing two or more additional dwelling units per residential lot within an urban district. Prohibits private covenants for residential lots within a state urban land use district from including certain limitations or restrictions on residential units. Part III: Requires the director of the county agency responsible for land use to review and act on any application for subdivision, consolidation, or resubdivision of certain parcels within the state urban land use district. Part IV: Amends the calculation of impact fees for certain developments. Effective 1/1/3000. (HD1)

(S) 3/7/2024 - Referred to HOU, WAM.

EVSLIN, AIU, AMATO, COCHRAN, ILAGAN, KAHALOA, KILA, LOWEN, MIYAKE, MORIKAWA, NAKASHIMA, SAIKI, SOUZA, TAM, TARNAS, WARD

HOU, WAM

SB3202

HB1988 HD1

Counties; County Housing Powers; HHFDC; Mixed-Use Development; Mixed-Income Projects

RELATING TO COUNTY HOUSING POWERS.

Expands the counties' authorization to exercise the same powers as the Hawaii housing finance and development corporation for purposes of developing, constructing, financing, refinancing, or providing mixed-income projects and mixed-use developments. Authorizes units in low- and moderate-income housing projects to be made available to households with higher incomes if there is an insufficient number of persons or families who meet income qualifying requirements. Applies to bond proceeds expended by a county after 12/31/23. Effective 7/1/3000. (HD1)

(S) 3/7/2024 - Referred to HOU, WAM.

AIU, EVSLIN, KILA, MIYAKE, TAKENOUCI

HOU, WAM

SB2062

SB3047 SD1

Environmental Impact Statements; Exemption; Affordable Housing

RELATING TO ENVIRONMENTAL IMPACT STATEMENTS.

Codifies the exemption from environmental impact statements for

(S) 2/16/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

KOUCHI (Introduced by request of another party)

HOU/AEN, WAM

HB2358

affordable housing projects that meet certain criteria. Takes effect 7/1/2050. (SD1)

HB2629 HD2

DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund



RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Fund and, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Effective 7/1/3000. (HD2)

(H) 2/16/2024 - Report adopted. referred to the committee(s) on FIN as amended in HD 2 with none voting aye with reservations; Representative(s) Garcia, Pierick, Ward voting no (3) and Representative(s) Aiu, Garrett, Perruso, Takayama, Todd excused (5).

BELATTI, AMATO, HUSSEY-BURDICK, ILAGAN, MARTEN, MARTINEZ, PERRUSO, Tam HLT, HSG, FIN SB3005

SB3054 SD1

Hawaii Interagency Council for Transit-Oriented Development; Membership



RELATING TO TRANSIT-ORIENTED DEVELOPMENT PLANNING. Amends the membership of the Hawaii Interagency Council for Transit-Oriented Development to replace the Director of Law Enforcement with the Director of Corrections and Rehabilitation. Takes effect 7/1/2050. (SD1)

(S) 2/14/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

KOUCHI (Introduced by request of another party) WTL, WAM HB2365

SB2028 SD1

Department of Housing; Establishment; HCDA; HHFDC; OPSD; HPHA; Transfer



RELATING TO THE DEPARTMENT OF HOUSING.

Establishes the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority under the Department of Housing for administrative purposes. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority. (SD1)

(S) 2/14/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, HASHIMOTO, KEOHOKALO, Kidani, Wakai HOU/GVO, WAM



HB1762 HD1

Affordable Housing; Counties; Income Restrictions

RELATING TO HOUSING.

Prohibits a county's legislative body from approving an affordable housing project with modifications that impose stricter income requirements than the State. Effective 7/1/3000. (HD1)

(H) 2/14/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; Representative(s) Hussey-Burdick, Kapela, Perruso voting no (3) and Representative(s)

EVSLIN HSG, FIN SB2063

Matayoshi, Takayama, Todd
excused (3).

SB2344 SD1

Permanent Supportive Housing; Low-Income Housing Tax Credit; GO Bonds; HPHA; HHFDC; Appropriation
RELATING TO HOMELESSNESS.



Authorizes the issuance of general obligation bonds to the Hawaii Public Housing Authority for the development and construction of permanent supportive housing for certain vulnerable individuals. Requires the Hawaii Housing Finance and Development Corporation to consider any available federal low-income housing tax credits needed for construction of permanent supportive housing units. (SD1)

(S) 2/14/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

MORIWAKI, AQUINO, CHANG, FEVELLA, HASHIMOTO, KANUHA, KIDANI, San Buenaventura, Wakai

HOU, WAM

HB2304

SB2045 SD1

HHFDC; Housing; RHRF; Low-Income Housing Tax Program; Qualified Allocation Plan Criteria Point System; Rules

RELATING TO HOUSING.

Amends the priority for which moneys in the Rental Housing Revolving Fund are to be used. Requires the Hawaii Housing Finance and Development Corporation to: (1) prioritize the allocation of low-income housing tax credits to certain projects and (2) adopt administrative rules regarding the awarding of: (A) points when evaluating and ranking low-income housing tax credit applications and (B) Rental Housing Revolving Fund moneys to certain housing projects. (SD1)



(S) 2/13/2024 - The committee on WAM deferred the measure.

CHANG, FEVELLA, HASHIMOTO, KEOHOKALOLE, KIDANI, MORIWAKI

HOU, WAM

HB1763

SB2034 SD1

HHFDC; HPHA; Affordable Housing; General Obligation Bonds; Issuance; Appropriations

RELATING TO HOUSING.

Authorizes the issuance of general obligation bonds for the Hawaii Housing Finance and Development Corporation's and Hawaii Public Housing Authority's projects to develop housing exclusively for qualified residents. (SD1)



(S) 2/9/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, AQUINO, FEVELLA, MCKELVEY, RHOADS, RICHARDS, SAN BUENAVENTURA

HOU, WAM

HB1765

Hawaii Housing Finance and Development Corporation; Housing Development; Planning Exemptions

RELATING TO HOUSING.

Requires certain projects meeting the criteria of section 201H-38(a) (1), Hawaii Revised Statutes, to be exclusively for sale or rent to occupants who are Hawaii residents who own no other real property.



(H) 2/9/2024 - The committee(s) on HSG recommend(s) that the measure be deferred.

EVSLIN

HSG, JHA

SB2066



SB2870

Maui County; HHFDC; Potential Acquisitions; Working Group

(S) 2/9/2024 - Report adopted; Passed Second Reading and referred to WAM.

MCKELVEY

HOU, WAM

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.

Establishes a working group within the Hawaii Housing Finance and Development Corporation to identify existing mixed-use developments in Maui County that could be acquired by the Hawaii Housing Finance and Development Corporation.

SB3052

Tax Increment Bonds; County Debt Limit Statements

RELATING TO TAX INCREMENT BONDS.

Conforms county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.

(S) 2/8/2024 - Re-Referred to KOUCHI (Introduced by request of another party)

GVO, WAM/JDC HB2363

SB3053

Conveyance Tax Rates and Exemptions; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Allocations

RELATING TO THE CONVEYANCE TAX.

Increases the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Eliminates the cap on the amount of conveyance tax collections allocated to the land conservation fund and rental housing revolving fund. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund for the purpose of funding infrastructure programs in transit-oriented development areas.

(S) 2/8/2024 - The committee on WTL deferred the measure. KOUCHI (Introduced by request of another party)

WTL/HOU, WAM HB2364

HB2549 HD1

Disaster Recovery; Maui Wildfires; Permanent Housing; DBEDT; HHFDC; Interagency Council for Maui Housing Recovery; Appropriation; Expenditure Ceiling

RELATING TO MAUI'S PERMANENT HOUSING RECOVERY.

Establishes within the Department of Business, Economic Development, and Tourism the Interagency Council for Maui Housing Recovery to coordinate and facilitate Maui's permanent housing recovery and facilitate consultation and collaboration between state and county agencies on housing recovery initiatives for the island of Maui. Designates the executive director of the Hawaii Housing Finance and Development Corporation to serve as chair of the council. Appropriates moneys. Sunsets 6/30/2034. Effective 7/1/3000. (HD1)

(H) 2/8/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on JHA with none voting aye with reservations; none voting no (0) and Representative(s) Nakashima, Nishimoto, Sayama, Ward excused (4).

EVSLIN, AMATO, BELATTI, CHUN, COCHRAN, GARRETT, ICHiyAMA, KAHALOA, KILA, KITAGAWA, KOBAYASHI, MARTEN, MATAYOSHI, MIYAKE, MORIKAWA, NAKAMURA, NISHIMOTO, PERRUSO, SAYAMA, SOUZA, TAKAYAMA, TAM, TARNAS, WARD, Ganaden

WAL/HSG, JHA, FIN SB2836

SB2064 SD1

HHFDC; Development; Right of First Refusal

RELATING TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION.

Grants the Hawaii Housing Finance and Development Corporation the right of first refusal for the development of property for all

(S) 2/7/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, FEVELLA, HASHIMOTO, Keohokalole, San Buenaventura

HOU/WTL, WAM

development on state lands, excluding the Stadium Development District and lands under the Hawaii Public Housing Authority and Department of Hawaiian Home Land lands, that are within county-designated transit-oriented development zones, or within a one-half mile radius of a proposed or existing transit station if the county has not designated transit-oriented development zones, which shall be triggered by a proposed development or proposed transfer of fee simple or leasehold property interest. Requires state departments or agencies to provide sixty days advance written notice of any approval of a proposed development or proposed transfer of lands. (SD1)

SB2833 SD1



HHFDC; Affordable Housing; Project Manager; Position; Appropriation; Expenditure Ceiling
RELATING TO AFFORDABLE HOUSING DEVELOPMENT. Makes an appropriation to the Hawaii Housing Finance and Development Corporation for the establishment and hiring of one full-time equivalent (1.0 FTE) project manager III position to aid in the development of affordable housing options in the State. Declares that the general fund expenditure ceiling is exceeded. (SD1)

(S) 2/6/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

HASHIMOTO, AQUINO, CHANG, DECOITE, HOU, WAM
Kidani, Wakai

HB2292

SB2027 SD1



Housing Development Project; Emergency Shelters; Counties
RELATING TO HOUSING. Restricts any county from disapproving or imposing certain conditions on the development of a housing development project or emergency shelter unless the county meets certain requirements. (SD1)

(S) 2/6/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM/JDC.

CHANG, FEVELLA, HASHIMOTO, KIDANI, HOU, WAM/JDC
RICHARDS

HB2214 HD1



HHFDC; Affordable Housing; Counties; Development; Housing Credits
RELATING TO HOUSING. Provides a new source of interim financing for affordable housing projects using housing programs developed under a Hawaii Housing Finance and Development Corporation housing program. Sunsets 7/1/2029. Effective 1/1/3000. (HD1)

(H) 2/2/2024 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; none voting no (0) and Representative(s) Alcos, Gates, Kila, Nakashima excused (4).

AIU, EVSLIN, KILA, MIYAKE, TAKENOUCI HSG, WAL, FIN SB2840

SB2063 SD1



Housing; Counties; Approval of Projects; Income Requirements
RELATING TO HOUSING. Prohibits the legislative body of a county from imposing requirements for residential incomes lower than those adopted or established by the State for housing projects. (SD1)

(S) 2/2/2024 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, AQUINO, FEVELLA, HOU, WAM
KEOHOKALOLE, SHIMABUKURO, San Buenaventura, Wakai

HB1762



SB2068 SD1
Hawaii Public Housing Authority; Rehabilitation;

(S) 2/1/2024 - Report adopted; Passed Second

CHANG, FEVELLA, HASHIMOTO, KIDANI, HOU, WAM
SHIMABUKURO, Moriwaki, San Buenaventura, Wakai

HB2791

Housing Units; Expenditure Ceilings; Appropriation

RELATING TO HOUSING.

Makes an appropriation to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of a certain number of housing units. Declares that the general fund expenditure ceiling is exceeded. (SD1)

Reading, as amended (SD 1) and referred to WAM.

HB1692Condominiums; Commercial Property Assessed Financing; C-PACER

RELATING TO CONDOMINIUMS.

Allows condominiums to be eligible for commercial property assessed financing.

(H) 1/30/2024 - The committee(s) on CPC recommend(s) that the measure be deferred.

LOWEN, EVSLIN, NAKASHIMA, SAYAMA CPC, FIN

HB2362Tax Increment Bonds; Constitutional Amendment

PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII CONSTITUTION TO EXPRESSLY PROVIDE THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTIES TO ISSUE TAX INCREMENT BONDS AND TO EXCLUDE TAX INCREMENT BONDS FROM DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.

Proposes amendments to the Constitution of the State of Hawaii to expressly provide that the legislature may authorize 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.

(H) 1/26/2024 - Referred to FIN, referral sheet 3

SAIKI (Introduced by request of another party) FIN

SB3051

HB2363Tax Increment Bonds; County Debt Limit Statements

RELATING TO TAX INCREMENT BONDS.

Conforms county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.

(H) 1/26/2024 - Referred to FIN, referral sheet 3

SAIKI (Introduced by request of another party) FIN

SB3052

SB3051Tax Increment Bonds; Constitutional Amendment

PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII CONSTITUTION TO EXPRESSLY PROVIDE THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTIES TO ISSUE TAX INCREMENT BONDS AND TO EXCLUDE TAX INCREMENT BONDS FROM DETERMINATIONS OF THE FUNDED DEBT OF THE COUNTIES.

Proposes amendments to the Constitution of the State of Hawaii to expressly provide that the legislature may authorize political subdivisions, such as counties, to issue tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions.

(S) 1/26/2024 - Referred to JDC, WAM.

KOUCHI (Introduced by request of another party)

JDC, WAM

HB2362

SB3005

Hawaii Public Housing Authority; Conveyance Tax; Rates; Exemption; Allocation; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Affordable Housing; Development; Affordability Requirements

RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Fund. Amends the conveyance tax rates based on property values. Repeals the conveyance tax rates set separately for conveyances for which the purchasers are ineligible for a county homeowner's exemption on property tax. Exempts from conveyance taxes, conveyances of real property to organizations with certain affordability requirements and to certain nonprofit organizations. Allows collected conveyance taxes to be allocated to the Affordable Homeownership Revolving Fund and Homeless Services Fund and amends the allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for housing projects that are subject to a perpetual affordability requirement.

(S) 1/26/2024 - Referred to HHS/HOU/WTL, WAM.

SAN BUENAVENTURA, Wakai

HHS/HOU/WTL,
WAM

HB2629

**SB2987**

Teacher Home Assistance Program; Hawaii Housing Finance and Development Corporation; Teacher Recruitment and Retention; General Fund Expenditure Ceiling Exceeded

RELATING TO TEACHER HOUSING.

Establishes the Teacher Home Assistance Program to be administered by the Hawaii Housing Finance and Development Corporation to provide housing vouchers to certain teachers who are employed by the Department of Education and commit to teach at hard-to-fill schools and charter schools for no less than 5 years. Appropriates moneys. Declares that the appropriation exceeds the state general fund expenditure ceiling for 2024□2025.

(S) 1/26/2024 - Referred to HOU/EDU, WAM.

DECOITE, CHANG, KIDANI, MCKELVEY,
SAN BUENAVENTURA, Wakai

HOU/EDU,
WAM

HB2514

**HB2791**

Hawaii Public Housing Authority; Rehabilitation; Housing Units; Appropriation

RELATING TO HOUSING.

Appropriates funds to the Hawaii Public Housing Authority for the rehabilitation, remodeling, renovation, and repair of housing units without regard to civil service law.

(H) 1/26/2024 - Referred to HSG, LGO, FIN, referral sheet 3

MATSUMOTO, ALCOS, PIERICK, WARD

HSG, LGO, FIN

SB2068

**SB2840**

HHFDC; Affordable Housing; Counties; Development

RELATING TO HOUSING.

Provides a new source of interim financing for affordable housing

(S) 1/24/2024 - Referred to HOU/PSM, WAM.

HASHIMOTO

HOU/PSM,
WAM

HB2214



projects using housing programs under chapter 201H, Hawaii Revised Statutes. Sunsets 7/1/2029. Effective 1/1/2025.

	<u>HB2011</u>	<u>Urban Development; Short Form</u>	(H) <u>1/24/2024</u> - Referred to HSG, referral sheet 2	EVSLIN	HSG	
		RELATING TO URBAN DEVELOPMENT. Short form bill relating to urban development.				
	<u>SB2926</u>	<u>RHRF; Affordable Housing; Affordable in Perpetuity</u>	(S) <u>1/24/2024</u> - Referred to HOU, JDC/WAM.	CHANG, HASHIMOTO, SAN BUENAVENTURA, SHIMABUKURO, Elefante, Kidani, Wakai	HOU, JDC/WAM	
		RELATING TO THE RENTAL HOUSING REVOLVING FUND. Requires that housing projects financed by funds from the Rental Housing Revolving Fund remain affordable in perpetuity, regardless of redevelopment. Allows the RHRF to be used to finance and guarantee loans for the development of rental projects that are income blind; provided that they are made available exclusively to Hawaii residents who are renter-occupants who own no other real property.				
	<u>HB1875</u>	<u>Maui County Council Package; County Transient Accommodations Tax</u>	(H) <u>1/24/2024</u> - Referred to TOU, LGO, JHA, FIN, referral sheet 1	SAIKI (Introduced by request of another party)	TOU, LGO, JHA, FIN	SB2206
		RELATING TO THE COUNTY TRANSIENT ACCOMMODATIONS TAX. Repeals the maximum tax rate of the county transient accommodations tax.				
	<u>SB2062</u>	<u>Counties; County Housing Powers; Housing and Mixed-Use Development Projects</u>	(S) <u>1/22/2024</u> - Re-Referred to HOU, WAM.	CHANG, FEVELLA, HASHIMOTO, KIDANI, SHIMABUKURO	HOU, WAM	HB1988
		RELATING TO COUNTY HOUSING POWERS. Expands the housing powers of the counties to include the planning, development, construction, financing, and providing of housing projects, including low- and moderate-income housing and mixed-use developments.				
	<u>SB2283</u>	<u>Department of Education; School Facilities Authority; Educator Workforce Housing; Prioritization; Reporting</u>	(S) <u>1/19/2024</u> - Referred to EDU/HOU, WAM.	CHANG	EDU/HOU, WAM	HB1631
		RELATING TO HOUSING. Requires the school facilities authority to work with the Department of Education to prioritize projects for the construction of educator workforce housing that will house teachers and other staff of the Department. Requires the School Facilities Authority to include in its annual report to the Governor, Board of Education, and Legislature the actions the Authority will take within the next year, three years, and five years toward increasing educator workforce housing. Requires the Department of Education to collaborate with the Department of Land and Natural Resources, Maui County, Kauai County, and other appropriate state departments and agencies to submit a preliminary report to the Legislature on the status of lands				

designated to be transferred to the Department of Education pursuant to Act 307, Session Laws of Hawaii 2022.

SB2234



State Budget

RELATING TO THE STATE BUDGET.

Adjusts and requests appropriations for fiscal biennium 2023-2025 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.

(S) 1/18/2024 - Referred to WAM.

KOUCHI (Introduced by request of another party)

WAM

HB1800

SB2206



Maui County Council Package; County Transient

Accommodations Tax

RELATING TO THE COUNTY TRANSIENT ACCOMMODATIONS TAX. Repeals the maximum tax rate of the county transient accommodations tax.

(S) 1/18/2024 - Referred to EET/PSM, WAM.

KOUCHI (Introduced by request of another party)

EET/PSM, WAM

HB1875

SB2025

Housing; High-Density Development; State Planning Act; State Land; Counties; Zoning; Elevated Mass Transit System

RELATING TO HOUSING DEVELOPMENT.

Eliminates certain restrictions for developing state-owned real property located within one-half mile radius of any station along the elevated mass transit system. Permits high-density development of state-owned real property located within one-half mile radius of any station along the elevated mass transit system. Prohibits each county from adopting ordinances that restrict housing density on state lands that are within 0.5 miles of an elevated mass transit station.

(S) 1/17/2024 - Referred to HOU/PSM/WTL, JDC.

CHANG, FEVELLA, HASHIMOTO, INOUE, KIDANI, RHOADS, San Buenaventura

HOU/PSM/WTL, JDC

SB2022



School Impact Fees; Housing; Exemption

RELATING TO SCHOOL IMPACT FEES.

Exempts certain housing developments from assessments of school impact fees.

(S) 1/17/2024 - Referred to HOU/EDU, WAM.

CHANG, HASHIMOTO, KIDANI, RICHARDS

HOU/EDU, WAM

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

(as of 4/3/2024)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	FY24 ('000s)	2024 Project Status
East Kapolei	0-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Pre-Planning		14,000 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 Lima (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. Received \$14M from Act 279 in 2022.
	0-02	UH	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu University District	168	Planning			<i>10,000</i> 250		Awarded FY23 TOD Planning grant for Non-Campus Lands Development Feasibility Study. UH issued RFP to develop 35-acre parcel at the corner of Kualakai Parkway and Farrington Highway. In January 2024, they selected a group of local and mainland developers with experience in mixed-use/film studio projects on the mainland. Urban design plan is underway. Still need to workout ground leases, development agreements, etc. 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). UH is working with HCDA, and HHFDC to fund/develop onsite infrastructure for about 20 acres.
	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				35,000	\$35M Legislative appropriation to HCDA for FY24. Work area includes Road D and H. Design-Build RFP was released December 2023. Selection in May 2024.
	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 working on the conceptual urban design plan. The draft EIS will be published in 2024.
	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning				100 (P) 355,000 (fed)	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million (SFA) for design and construction approved in 2023. This includes ground and site improvements, equipment and appurtenances.

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

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

(as of 4/3/2024)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	FY24 ('000s)	2024 Project Status
	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. DOT has the rights of entry to nine parcels. Seven are outstanding. They also have long lead construction items with Board of Water Supply waterline materials and Hawaiian Electric Company custom-steel poles. Construction will begin in March 2024 with completion in July 2026.
	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. Parking needs to be evaluated in East Kapolei Infrastructure Implementation Master Plan Project.
	0-09	HHFDC/DAG	Waipahu Transit Center	Waipahu Civic Center TOD Project	10	Pre-Planning					No change in status.
	0-10	HPHA	Waipahu Transit Center	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning					No change in status.
	0-11	UH-LCC	Leeward Comm College	UH Leeward Community College TOD Master	50	Pre-Planning					No update.
	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Planning				250	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning		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. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the stadium and development real estate portion. They need to generate own revenue to finance it. Deadline for qualifications phase of the RFP was on February 14, 2024. Spending the next several weeks evaluating it. Priority Listed Offerors should be announced in March/April 2024. Proposals phase will be next.
	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 Lai Momi (Redevelopment) Project.
	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	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. Moved from planning to design phase. DAGS completed consultant selection and holding kickoff meeting. Primary deliverable is the RFP, which is due in 2025.

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Iwilei-Kapalama	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.
	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. Highridge Costa was selected as the new development partner. Believes the first phase (250 units) should start in August 2023. Had a groundbreaking in January 2024.
	0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	34	Planning				25,000	Consultant study of infrastructure requirements for affordable housing in area underway; EISPN issued in March 2022; completion of EIS in 2023. Infrastructure master plan completed in April 2023. \$25M for design and construction of priority projects included in FY24 for HCDA budget.
	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. Recently, briefed the Honolulu City Council.
	0-23	HHFDC/DAGS	Iwilei	Liliha Civic Center Mixed-Use Project	4	Planning					Preliminary master planning of site, preparing site plan & cost estimates; preparation of EIS in 2022 concurrent with State Iwilei Infrastructure Master Plan EIS. Liliha Civic Center/Iwilei Infrastructure Master Plan EISPN published in 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	Kalaniihulia Homes	2	No Plans					Withdrawn from Strategic Plan in 2023. No plans for redevelopment of existing multi-family high-rise complex.
	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; 625 units for households earning 30 – 120% AMI. Board approved (funding) in November 2022. LIHTC and Tier 2 Rental Housing Revolving Funds will be used to finance the project. HHFDC is planning to convey within one year 28,000 square feet to the DOE for a new public school. Executed development agreement with developer. Delivery of units in 2027 (about same time as Civic Center Rail Station). Project on schedule.

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	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	Nahona Hale	0.24	Completed					Completed 2020; 111 units fully occupied; 30-60% AMI; 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% AMI; total dev cost \$51.39M.
	0-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	0.62	Completed					Completed 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.
	0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)	1.5	Completed	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.
City & County of Honolulu	0-32	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 OPSS on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dale 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.
	0-33	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.
	0-34	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.
	0-35	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 late 2023.
	0-36	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.
	0-37	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				
	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. Study underway.

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County of Kauai	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Planning	250				Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed					Construction of 134 units complete; all units leased.
	K-04	COK/KHA/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.
	K-08	HHSC/COK	Kapaa	Samuel Mahelona State Hospital/TOD Master Plan	34	Planning	550		380	7,500	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. Holding regular implementation meetings to discuss future users and implementation planning.
K-17	HPHA	Kapaa	Hale Nana Kai O Kea Redevelopment		Planning				350	Received FY24 TOD CIP Planning Funds. Alternate site for HPHA Ka Lei Momi master development agreement.	

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County of Kaua	K-09	COK/DPW	Kapaa	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.
	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. Project underway. Master plan on the 60-acre portion completed several years ago. They already had interdepartmental meetings, formed project advisory groups, and created a project website. Held kick-off meeting. The environmental components that need a longer lead time have been started. First community meeting is scheduled for Tuesday, February 20, 2024.
	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. Acquisitions are 99.9 percent finalized. The court ruled in favor of the County of Kaua'i on the condemnation. They are reviewing the literature on archaeological and cultural assessment. They had interdepartmental meetings and formed project advisory groups.
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.

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County of Hawaii	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. EA will be published soon.
	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); Ground breaking in February 2023. Hoping to complete the project this year. Needed some changes which meant additional permits.
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC	267	Pre-Planning					No update.
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student	36	Pre-Planning					No update.
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	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.
County of Hawaii	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.

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County of Maui	H-12	HHFDC/COH	North Kona	Kukuioala and Village 9 Affordable Housing	36	Plan/Des/Constr				400	Subdivision approved in July 2022 for Kukuioala Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioala Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioala Village for emergency housing. Awarded FY24 TOD CIP Planning Funds. Close to selecting consultant. Resolution drafted for county council to accept the funding moving through the process. The contract was sent to the Office of the Corporation Counsel for review. The connector road is almost ready to pave. They are awaiting Department of Transportation (DOT) approval to connect to the right of way.
	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Housing	1033	Plan/Design					Kaiaaalu o Kukuia, formerly known as Keawe Street Apts at the Villages of Lealii, is under construction; estimated to be completed in 4th Quarter 2024. They are in contact with DHHL to do a joint project or convey the property to them.
	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Planning	500				Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard is the consultant. West Maui TOD Corridor Plan included a section on framework for resiliency and disaster recovery planning. Coming to a close with some outreach activities with the county council and other groups. They are planning to give it to the Office of Recovery after it is completed. Comments have been incorporated. She will be presenting it to the Maui Metropolitan Planning Organization-Technical Advisory Committee (Maui MPO TAC) on February 22, 2024, and the Policy Board on February 29. In April, they will be presenting to the TOD Council.
	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 selected EAH Housing as the developer for housing portion. They are proposing 303 affordable living units and master planning for the DAGS civic center portion. Delivery of living units should be FY2029. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; contract awarded to hierarchy llp and completed. \$9 million was approved for design and construction in 2023 for civic center.
	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.

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	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.

15-Dec-23

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