



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 64
NOTICE OF MEETING AND AGENDA
Friday, June 21, 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/83687102223?pwd=qr6iTajG9ana7h704aOb4wztU6Qxbz.1>

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

Meeting ID: 836 8710 2223

Passcode: 986774

- 1. Call to Order and Roll Call/Introductions**
- 2. Approval of Minutes of April 19, 2024 Meeting**
- 3. Informational Presentation: O'ahu Mobility Hub Study**
Presentation by Derek Abe, Alta Planning + Design, Senior Planning Associate, Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO), Senior Transportation Planner, and Leah Laramee, Hawai'i Climate Change Mitigation and Adaptation Commission, Coordinator
The O'ahu Mobility Hub Planning Study is advancing several State goals to address the mobility, resiliency, equity, climate, and economic needs of residents by centralizing transportation services and reducing vehicle miles traveled (VMT). The purpose of the study is to establish a framework that will be used to examine existing State-owned parking lots as to their suitability for future mobility hubs that could support State and local plans and goals.
- 4. 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 2025 legislative session.

5. **TOD-Related Legislation in the 2024 Legislative Session**
Report on TOD-related bills and resolutions from the 2024 legislative session with impact on the TOD Council and the performance of its duties. A full list of bills that were tracked will be included in the meeting materials packet. Legislative recaps from:
 - *Senator Chris Lee, State Senate*
 - *Representatives Nadine Nakamura and Luke Evslin, State House of Representatives*
 - *State and County Agencies, as appropriate*

6. **Request for Proposals (RFP) for FY2024 Statewide TOD CIP Planning Funds**
Overview of Proposal Guidelines, County Informational Meetings, and RFP Schedule; Proposals due Friday, August 23, 2024

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**
 - b. **State and County Projects—Kaua‘i**
 - c. **State and County Projects—Hawai‘i**
 - d. **State and County Projects—Maui**

8. **Announcements**
 - a. Hawai‘i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, Westin Hāpuna Beach Resort, Island of Hawai‘i

 - b. **Next Meeting and Preliminary Agenda Items for Future Meeting**
 - i. July 19, 2024 Presentation: HHFDC, UH, and HCDA; Design-build project in East Kapolei
Final Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session
FY2024 Statewide TOD CIP Planning Funds
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*

 - ii. August 2024 No TOD Council Meeting

 - iii. September 20, 2024 Presentation: TBD
Projects Proposed for Inclusion in the *State TOD Strategic Plan*
FY2024 Statewide TOD CIP Planning Funds Awards
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*

 - c. **Other**

9. Adjournment

Meeting materials

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

In-person meeting access

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

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

Virtual meeting and phone access

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

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

Comments from the public

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

Written comments may be submitted as follows:

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

by facsimile: (808) 587-2824

Written comments should include the words, “Public Comments,” with the agenda item number and description in the subject line. The TOD Council requests that written testimony be received by Tuesday, June 18, 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. 63
Friday, April 19, 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/20240419TODMtg/GMT20240419-193431_VideoRecording_3840x2160.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) Lola Irwin, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Ryan Tam, Hawai'i Community Development Agency (HCDA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Tim Streit, City and County of Honolulu (City) April Surprenant, 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) Ed Sniffen, Department of Transportation (DOT) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Representative Luke Evslin, House of Representatives Senator Chris Lee, State Senate</p>
Other Designees/ Alternates Present:	<p>Katia Balassiano, OPSD Harrison Rue, OPSD Randy Chu, HHFDC Natasha Soriano, COH David Yamashita, COM Scott Forsythe, COM</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:34 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. Katia Balassiano announced that Harrison Rue is retiring at the end of April 2024. She thanked him for his long, dedicated service in the private and public sectors to advance TOD statewide. His plans are to remain in Hawai'i after devoting time to his family on the mainland.

3. **Review and Approval of Minutes of February 16, 2024 Meeting**

The Department of Corrections and Rehabilitation (DCR) had minor edits to the project titles for the Kaua'i Community Correctional Center and new West Hawai'i Jail. The minutes were approved as corrected.

4. **Informational Presentation: Mass Timber (MT)/Cross Laminated Timber (CLT) For Modular, Multi-Family Buildings in Hawai'i**

Kate Carrigg, WoodWorks Regional Director for Hawai'i, explained that buildings have been built using light and heavy frame wood construction for over 100 years. Mass timber is one of several types of engineered wood available on the market. Engineered wood generally refers to products that use smaller pieces of wood to create a larger piece like mass timber panels, similar to plywood and oriented-strand board (OSB). Mass timber and cross-laminated timber offer an alternative to fossil fuel-intensive materials for many applications—including high-rises—and can reduce the carbon footprint of the built environment. 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.

When using mass timber, everything is prefabricated based on the design. Beams and panels are pre-cut and connectors are preinstalled offsite. This shortens the onsite work in the construction phase in contrast to concrete and light-frame buildings, where the majority of the work is done during construction onsite. This allows a shorter loan period and quicker occupancy of the building. Successful projects have contractors and the trades involved from the beginning in the design phase. In addition, since about 50 percent of owners want the wood to be exposed, it saves costs on labor and materials that go into the finishing. Mass timber has been tested for its disaster resilience as shelters for tornados, earthquakes, blasts, and fire. The new tall wood provision in 2021 International Building Code allows mass timber construction in buildings from 8 to 18 stories tall. Mass timber was used for housing after the 2022 Dixie Fires. This could have similar applications on Maui.

5. **TOD Presentation: West Maui Community Corridor Project**

Pam Eaton, Maui Metropolitan Planning Organization (MPO) Executive Director, explained that the West Maui Community Corridor Project Report provides an important starting point for Maui's recovery and rebuilding efforts. The project area stretches from Prison Street in Lahaina to Whalers Village at Kā'anapali. This includes the West Maui Greenway, which has now become very important as a possible emergency access route for surrounding neighborhoods. The community would like transit hubs and connectivity to public transit, jobs, and affordable housing. The Nelson|Nygaard team completed several studies including workforce housing needs and availability and market analysis for commercial development. Pioneer Mill, Lahaina Civic Center, and Cannery Mall/Gateway Center were identified as good candidates for a transit hub in West Maui to serve both

tourists and workers. Lahaina Cannery Mall and Gateway Center served as “hubs” after the fires. The study also identified locations for Complete Streets and bus routes, as well as green spaces, commercial areas, and other land uses that could support recovery efforts. The Report has been forwarded to the County administration as a resource to the recovery efforts.

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

Katia Balassiano explained that the TOD Council is charged with reviewing TOD-related CIP budget requests. A letter was sent to the State Legislature in late February recommending funding for various TOD-related CIP items. She noted the meeting materials included documents showing the status of Administration TOD-related CIP projects in House and Senate versions of the budget and other CIP appropriations proposed by legislators. Items of note under consideration by the Legislature include:

Admin Budget:

- DCR - O'ahu Community Correctional Center Plans for Due Diligence and plans for New Facility and New Kaua'i Community Correctional Center
- Office of Planning and Sustainable Development (OPSD) - TOD CIP Planning Funds
- Hawai'i Housing Finance and Development Corporation (HHFDC) - Dwelling Unit Revolving Fund (DURF) and Rental Housing Revolving Fund (RHRF) cash infusions

Non-Admin Budget:

- School Facilities Authority (SFA) - Pahoia Library and Transit Hub Plans and Design
- Hawai'i Community Development Authority (HCDA) - Lihu'e TOD Infrastructure Master Plan
- Kaua'i Department of Water - Kapa'a Homesteads Water Tank Construction and Water Well Development to support Samuel Mahelona Memorial Hospital Redevelopment
- OPSD - Waipahu Civic Center Plans and Design

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

Balassiano reported that several bills were introduced having a direct impact on matters that involve the TOD Council. Testimony was submitted through OPSD and other agencies for those that clearly further TOD principles, projects, and goals.

This year's bills included measures that would clarify the use of tax incremental financing (SB 3051/HB 2362; SB 3008), fund infrastructure using the conveyance tax (SB3053/HB2364), and make TIF not count towards a county's debt limit (SB 3052/HB 2363). One bill involves a housekeeping proposal (HB 2365) pertaining to DCR's representation on the TOD Council. SB 1099 (introduced in 2023) clarifies the use of county surcharges on State tax revenues for housing infrastructure.

8. **U.S. Department of Housing and Urban Development (HUD) Briefing on Federal Resources for Greening Affordable Housing**

Ramona Mullahey reminded everyone that the Inflation Reduction Act (IRA) is a once in a lifetime funding opportunity. Agencies were encouraged to apply for assistance with climate resilience, energy efficiency, and other areas where funding is usually limited or non-existent. Tax credits, rebates, grants, and loans are also available.

The IRA and Bipartisan Infrastructure Law require conformance with “Justice 40,” meaning at least 40 percent of overall benefits need to be invested in disadvantaged communities. Some of the features include:

- Bonus funds/points for investments in affordable housing and in projects that serve low-income populations.
- Large set asides for communities at high risk due to climate change.

The “Build for the Future: HUD Exchange” website includes a navigator that assists with funding for climate change, community resilience, and climate action. The site is updated constantly with new information. HUD has created topical handouts on energy efficiency, solar, building standards, benchmarking, resilience, and workforce development.

9. **TOD East Kapolei Infrastructure Implementation Master Plan Update**

Harrison Rue reported that Jacobs Engineering was selected to lead the project. They are starting to work on existing conditions and future build out assumptions. Funding was appropriated to HCDA by the Legislature and HCDA and OPSD executed an agreement to have OPSD be the project manager for the master plan effort. There are three major State landholding partners in the area – University of Hawai‘i (UH), Department of Land and Natural Resources (DLNR), and Department of Hawaiian Home Lands (DHHL).

10. **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**

- DHHL: Kauluokahai Increment II-A, Multi-Family/Commercial
Nancy McPherson reported that the development team is looking into higher density and mixed-use development near the Skyline station in East Kapolei. They are coordinating with OPSD on the TOD East Kapolei Infrastructure Implementation Master Plan.
- UH: UH-West O‘ahu TOD Infrastructure
Michael Shibata said that UH Board of Regents authorized UH to enter into a MOA with HHFDC and HCDA to redevelop the 20-acre parcel for mixed-use housing. HCDA started the procurement process for the \$35 million to build infrastructure for roadways.
- HCDA: Iwilei-Kapālama TOD Infrastructure Design and Construction
Ryan Tam announced that procurement was awarded this past week.
- DLNR: East Kapolei Master Development Plan, Urban Design Plan
Ian Hirokawa said the draft urban design plan is being reviewed and hopes to finalize it soon. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. This is not expected to delay the EIS or change the project

- HPHA: Mayor Wright Homes Redevelopment
Andrew Tang reported that they applied for Low Income Housing Tax Credit (LITHC) funding. They are working on getting the entitlements for Phase 1.
- HPHA: Ka'ahumanu Homes
HPHA is close to securing a consultant to work on the master plan.
- HPHA: Pu'uwai Momi
The project does not have the sewer capacity right now. In the meantime, they will move forward on the master planning knowing that they will need to address this in the future.
- HPHA: School Street Administrative Offices Redevelopment
They started demolition work on the building.
- HPHA: Kūhiō Park Terrace Low-Rises and Kūhiō Homes
The construction documents for Phase 1 are being finalized. They are also working on the relocation plans for their tenants. HPHA is redeveloping the low-rise units with construction expected to start in 2025.
- DAGS/SA: Aloha Stadium Redevelopment
Gordon Wood mentioned that earlier concerns were raised about planned high-rises impacting the security of Pearl Harbor. Navy Region Hawai'i notified them that the development will have no impact on their operations.

b. State and County Projects—Kaua'i

- HPHA: Kapa'a Homes
Tang mentioned that HPHA applied for LITHC financing earlier this year.
- COK: Līhu'e Civic Center Redevelopment (Feasibility Study)
Jodi Higuchi Sayegusa reported that the project is underway. Opticos is assisting with the preparation of a StoryMap to feature housing product types being considered for the site.
- COK: Waimea 400 and Kīlauea Town Affordable Housing
Higuchi Sayegusa mentioned that Kaua'i Housing Agency is working with OPSD staff on the two projects. The projects are progressing and community meetings are being planned.

c. State and County Projects—Hawai'i

- HPHA: Lanakila Homes
With a master developer on board, HPHA is planning to do a kickoff in about a month.
- COH: Pāhoa Transit Hub/Pahoa Library
April Surprenant said that the EA on the master plan is currently open for comments. They just had their first public meeting this past week.

d. State and County Projects—Maui

- HPHA: Kahikili Terrace
This project will be pushed back due to the Maui wildfire recovery and uncertainty.

- **COM: Central Maui Transit Hub**
Scott Forsythe said that the Maui Department of Transportation is expected to receive the Certificate of Occupancy in April 2024 for the Central Maui Transit Hub.

11. **Announcements**

a. **TOD Project Fact Sheet Revisions**

Carl Miura explained that each State TOD Project in the Strategic Plan has a Project Fact Sheet that provides valuable data including location, acres, description, cost, and maps. OPSD is planning to send out current Project Fact Sheets to various agencies next week. He asked them to make any updates, if needed, and send them back to OPSD by Friday, 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**

Surprenant announced that County of Hawai'i will be hosting this year's HCPO Conference. A handout was included in the meeting materials. They have four mobile workshops scheduled. She invited everyone to attend and visit the HCPO Conference website for more information.

d. **Other**

Tim Streitz provided a link for the Kalihi Stakeholder Summit blog. Mpac has a summary providing more information on the event.

12. **Adjournment**

There being no further business, the meeting was adjourned at 11:24 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:

Andrew Tang, HPHA
Carson Schultz, HPHA
Chico Figueiredo, Governor's Housing Team
Chris Kinimaka, SA
Christopher Delaunay, Pacific Resource Partnership
Denise Iseri-Matsubara, City Office of Housing
David Kobayashi, OPSD
Derek Wong, DLNR
Garet Sasaki, HCDA
Jennifer Maydan, COH Planning Department
Kate Carrigg, WoodWorks
Katie Rooney, Ulupono Initiative
Kevin Auger, City Office of Housing
Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO)
Mark Hakoda, HCDA
Lindsay Apperson, Governor's Housing Team
Michael Imanaka, Alexandar and Baldwin
Olivia Gurney, Hunt Companies
Rick Daysog, Governor's Housing Team
Scott Glenn, Governor's Housing Team
Senator Chang's Staff
Susie Fong, US Navy
Tami Whitney, Governor's Housing Team
Terea Macomber



State-Owned Parking Lots as Mobility Hubs

Identifying Priority Sites on O'ahu

June 2024



Report available at
https://oahumpo.org/?wpfb_dl=3314



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HB1800 Admin and Leg Budget Items (June 2024)

As of June 12, 2024

Agency	Summary	Program ID	FY2025 Budget Request- House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft	Comments
State Administration Executive Budget Request							
HHFDC – Cash Infusion for Rental Housing Revolving Fund (RTRF), Statewide	CD1: Construction to provide an infusion of funds to finance additional affordable rental housing, statewide.	BED160	\$180,000,000	\$180,000,000		\$180,000,000	Funded
HHFDC – Dwelling Unit Revolving Fund (DURF) Infusion, Statewide	CD1: Construction to provide an infusion of funds to finance additional affordable rental housing, statewide.	BED160	\$50,000,000	\$50,000,000		\$50,000,000	Funded
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	\$0	
HCDA – Iwilei-Kapālama TOD Infrastructure Design, O‘ahu	Support ongoing efforts to develop TOD infrastructure at Iwilei-Kapālama.	BED150	\$10,000,000			\$0	
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	\$0	

HB1800 Admin and Leg Budget Items (June 2024)

As of June 12, 2024

Agency	Summary	Program ID	FY2025 Budget Request- House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft	Comments
State Administration Executive Budget Request							
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		\$0	
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	\$0	
DOE- East Kapolei High School, Ho'opili O‘ahu	CD1: Design and construction for new East Kapolei High School; Ground and site improvements; equipments and appurtenances	EDN100	\$15,000,000	\$0	\$0	\$0	Changed from SFA to DOE?
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	\$0	
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			\$0	

HB1800 Admin and Leg Budget Items (June 2024)

As of June 12, 2024

Agency	Summary	Program ID	FY2025 Budget Request- House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft	Comments
State Administration Executive Budget Request							
DCR - New Kaua'i Community Correctional 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	\$20,000,000	Funded
DCR – New West Hawai'i Jail, 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	\$0	\$0	\$0	

HB1800 Admin and Leg Budget Items (June 2024)

As of June 12, 2024

Agency	Summary	Program ID	FY2025 Budget Request- House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft	Comments
CIP Appropriation Requests Proposed by State Legislators							
East Kapolei High School, O'ahu	Plans for new East Kapolei High School; ground and site improvements; equipment and appurtenances.	EDN100		\$500,000			
Pāhoia Library and Transit Hub	Plans and design for Pāhoia Library and Transit Hub	EDN407			\$1,000,000	\$1,000,000	Funded
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	\$0	
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		C \$2,400,000 S \$2,400,000	Funded
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		C \$2,400,000 S \$2,400,000	Funded

HB1800 Admin and Leg Budget Items (June 2024)

As of June 12, 2024

Agency	Summary	Program ID	FY2025 Budget Request- House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft	Comments
CIP Appropriation Requests Proposed by State Legislators							
Waipahu Civic Center	Plans and design for new Waipahu Civic Center, O'ahu	BED144			\$500,000	\$0	
Līhu'e Transit-Oriented Development Infrastructure Master Plan	Plans for Līhu'e Transit-Oriented Development Infrastructure Master Plan	BED150			\$500,000	\$0	

Measure Tracking Report: TOD Council 06-21-24

Your personalized measure tracking report.

Hawaii State Legislature



Export to Excel

Export to CSV

Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p>SB2337 SD2 HD2 CD1 HHFDC; Housing; County Powers; Mixed-Use Developments; 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 12/31/2023. Sunsets 6/30/2028. (CD1)</p>		<p>(S) 5/31/2024 - Act 045, 05/30/2024 (Gov. Msg. No. 1145).</p>	<p>HASHIMOTO, AQUINO, CHANG, KANUHA, KIDANI, MORIWAKI, SAN BUENAVENTURA, Wakai</p>	HSG, FIN	HB1808
<p>HB2365 HD1 SD1 CD1 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. (CD1)</p>		<p>(S) 5/29/2024 - Act 028, 05/28/2024 (Gov. Msg. No. 1128).</p>	<p>SAIKI (Introduced by request of another party)</p>	JHA, FIN	SB3054
<p>SB2133 HD1 CD1 HHFDC; Bonds; Infrastructure; Regional State Infrastructure Projects; Regional Infrastructure Subaccounts RELATING TO HOUSING. Authorizes the Hawaii Housing Finance and Development Corporation 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 the cost of providing regional infrastructure improvements to be assessed against housing and mixed-use transit-oriented development projects specifically benefiting from the improvements when a regional infrastructure improvement project is undertaken by the Hawaii Housing Finance and Development Corporation. Authorizes regional state infrastructure subaccount revenues to be used to repay regional state infrastructure project bond holders. (CD1)</p>		<p>(S) 5/29/2024 - Act 034, 05/28/2024 (Gov. Msg. No. 1134).</p>	<p>HASHIMOTO, CHANG, FEVELLA, MCKELVEY, MORIWAKI, SAN BUENAVENTURA, SHIMABUKURO, Keohokalole, Wakai</p>	HSG, FIN	HB1761
<p>HB2090 HD1 SD2 CD1 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</p>		<p>(S) 5/29/2024 - Act 037, 05/28/2024 (Gov. Msg. No. 1137).</p>	<p>EVSLIN, AIU, AMATO, COCHRAN, GANADEN, ICHIYAMA, KAHALOA, KAPELA, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, NAKASHIMA, PERRUSO, PIERICK, SAIKI, SOUZA, TAKENOUCI, TAM, TARNAS, TODD</p>	GVO/WTL, JDC	SB2948

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. (CD1)

SB1170 SD2 HD1 CD1



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 7/1/2031. (CD1)

(S) 5/29/2024

- Act 031,
05/28/2024
(Gov. Msg. No.
1131).

DELA CRUZ

HSG, FIN

SB3202 SD2 HD1 CD1



Counties; Zoning; Accessory Dwelling Units; Urban District; Subdivision; Consolidation; Resubdivision; Parcels; Residentially Zoned Lots; Impact Fees Assessment; Calculation
RELATING TO URBAN DEVELOPMENT.

Part I: Requires the counties, no later than 12/31/2026, to adopt or amend an ordinance to allow at least two accessory dwelling units, subject to certain restrictions, on all residentially zoned lots. Prohibits private covenants for residentially zoned lots within an urban district from limiting the number of accessory dwelling units below the amount allowed pursuant to State law or the long-term rental of residential units. Part II: Requires any administrative authority to act on any application for subdivision, consolidation, or resubdivision for certain parcels to be vested in the director of the county agency responsible for land use or another county officer. Part III: Amends the calculation of impact fees for certain developments. (CD1)

(S) 5/29/2024

- Act 039,
05/28/2024
(Gov. Msg. No.
1139).

CHANG

HSG/WAL/JHA HB1630

SB2066 SD2 HD2 CD1



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. (CD1)

(S) 5/29/2024

- Act 038,
05/28/2024
(Gov. Msg. No.
1138).

CHANG, FEVELLA, HASHIMOTO,
KEOHOKALO, KIDANI, San
Buenaventura, Wakai

HSG, JHA

HB1765

SB1099 SD1 HD2 CD1



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-appropriated housing infrastructure costs. (CD1)

(S) 5/29/2024

- Act 030,
05/28/2024
(Gov. Msg. No.
1130).

KEITH-AGARAN, KANUHA, MCKELVEY

LGO, FIN

HB1479



HB1763 HD1 SD2 CD1

HHFDC; Rental Housing Revolving Fund; Housing Projects; Loans; Priority; Report
RELATING TO HOUSING.

Prohibits the Hawaii Housing Finance and Development Corporation from forgiving any loan made from the Rental Housing Revolving Fund unless the Corporation forecloses on the project. Amends the permitted uses of and priority for which moneys in the Rental Housing Revolving Fund are to be used. Repeals the authorization to use Rental Housing Revolving Fund to provide grants. Requires the Corporation to submit a report to the Legislature on plans to revolve funds back into the Rental Housing Revolving

(H) 5/2/2024

- Transmitted
to Governor.

EVSLIN

HOU, WAM

SB2045

Fund. Applies to Rental Housing Revolving Fund applications submitted after 6/30/2024. (CD1)

HB1800 HD1 SD1 CD1



State Budget; Expenditure Ceiling

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. (CD1)

(H) 5/1/2024

- Transmitted to Governor.

SAIKI (Introduced by request of another party)

WAM

SB2234

Request for Proposals

June 10, 2024

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

Proposals are due by 4:30 p.m., Friday, August 23, 2024. Project funding requests should be in the range of \$100,000 to \$500,000.

Funding Authority

Act 164, Session Laws of Hawai'i 2023, Section 7, Item K.1 appropriated \$2 million in CIP funds to OPSD for State TOD planning and implementation statewide. OPSD has \$1 million from the appropriation for this year's grant awards. The funds support TOD planning grants for plans, feasibility and cost studies, and coordination of TOD projects, TOD public infrastructure requirements, and related environmental review documents for TOD projects in the *State TOD Strategic Plan*. Any unencumbered funds lapse on June 30, 2026.

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

TOD CIP Planning Fund Objectives

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

- Increase in mixed-income housing, including an increase in long-term or permanent affordable housing stock;
- Creation of mixed-use, dense, walkable neighborhoods and equitable development with revenue potential to State agencies;
- Co-location of public agency services and facilities, including consideration of/inclusion of social infrastructure (e.g., school capacity) and one-stop shopping for public services;
- Efficient use of State land, resources, and investments in facility development;
- Increased resilience, sustainability, and energy efficiency of public facilities and reduction in energy and fossil fuel use in the transportation sector.

The awards are intended to catalyze and seed TOD projects that require interagency collaboration or new approaches to creating vibrant TOD communities with affordable

housing, job and business opportunities, multi-modal transportation choices, and access to goods and services within walking and wheeling distance of transit hubs.

Project Application and Award

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

Funds are limited. **OPSD reserves the right to adjust award amounts based on the number of proposals received and the amount of funding requested.** Therefore, applications should provide a proposal budget that is scaled with separate cost estimates for phases or major tasks to allow for a reduced award amount that would still allow completion of major tasks.

OPSD will evaluate, rank, and select projects for funding based on the Evaluation Criteria in Attachment A. OPSD expects to inform agencies of awards on or before September 4, 2024, so that recipients can brief the TOD Council on their projects when awards are announced at the TOD Council's September 20 meeting.

Minimum Requirements/Qualifications

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

Pre-Application County Informational Meetings

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

Schedule/Timeline

Dates	Activity
Monday, June 10, 2024	FY 2024 -2025 Request for Proposals issued
June 24 – June 27, 2024	Pre-Application County Informational Meetings with State and County agencies, <i>to be conducted via Zoom</i>
Friday, August 23, 2024, 4:30 p.m.	Proposals due to OPSD with preliminary TOD Project Fact Sheets for new projects
Wednesday, August 28, 2024	Proposal Evaluation and Selection
Tuesday, September 10, 2024	Project Fact Sheets due for new projects not currently listed in the <i>State TOD Strategic Plan</i>
Friday, September 20, 2024 TOD Council Meeting	TOD Council action on any new projects proposed for inclusion in the <i>State TOD Strategic Plan</i> Announcement of projects selected for awards; brief presentations by award recipients
Wednesday, October 3, 2024	Deadline to submit revised Scope of Work and Budget for execution of County contracts or memoranda of agreements for delegation of funds to State agency recipients
<i>Approximate timeframes:</i> October – December 2024	<i>OPSD/State recipients request release of funds from the Governor; OPSD contracts with County recipients</i>
January – April 2025	<i>Agency consultant procurement and contract</i>
May 2025 – June 2027	<i>Agency project implementation</i>

Proposal Content

Project proposals should not exceed 10 pages, not including maps or attachments. The proposal shall include the information below. Please use this outline as section titles to organize your proposal. The Word file for a proposal template will be made available to applicants (see Attachment B).

- Project Name/Title
- Project Sponsor/Agency and Point of Contact Information
- Location, Tax Map Key(s), Land Area
- Description of Project and Project Objectives
- Purpose/Need for Project and Expected Benefits
Proposal should discuss: (1) alignment with State and County TOD objectives, (2) alignment with the Evaluation Criteria, and (3) any prior studies, work performed, or resources already expended or committed to the project
- Project Organization and Stakeholder Engagement
- Scope of Work with Tasks and Expected Schedule/Timeframe
- Project Proposal Budget by Tasks and Estimated Total Project Budget (if other resources/funds will be used)
As awards may be less than the amount requested, the proposal should provide a scaled funding request with budget estimates for discrete tasks.
- Expected Project Work Products/Deliverables
- Supporting maps, graphics, reports

Submittal Information

Proposals due	August 23, 2024, 4:30 p.m. HST
Submit proposal via email to OPSD	dbedt.op.lud@hawaii.gov
Email Subject Line	Proposal for FY 24-25 TOD CIP Funding, Agency Acronym, Project Name, Island/Location
Proposal file format	Unprotected PDF or Word file

Proposal Evaluation and Selection

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

- Will promote State-County collaboration and alignment of TOD efforts;
- Could have a catalytic impact in advancing State and County TOD;
- Promotes multi-agency collaboration for project implementation; and/or
- Serves a high-priority agency need in a TOD area.

Proposals will be evaluated, scored, and ranked using the criteria in Attachment A. Please refer to the evaluation criteria in identifying and developing project proposals. Funds will be awarded to the highest-ranked proposals as available funds allow.

Projects not Included in the State TOD Strategic Plan

In accordance with the appropriation, projects must be included in the *State TOD Strategic Plan* to receive TOD CIP planning funds. New project proposals may be submitted for evaluation and selection for funding. However, **any project not in the State TOD Strategic Plan that is proposed and selected for funding will need to be approved for inclusion in the Plan by the TOD Council prior to the announcement of awards**, which is scheduled for the TOD Council's September 20, 2024 meeting.

Agencies must complete and submit a preliminary TOD Project Fact Sheet for new projects seeking TOD Council approval with the proposal for funding. The TOD Project Fact Sheet is comprised of one page with project information and a second page with a narrative description of the project, its objectives, activities being pursued, and images as desired. Attachment D displays the fact sheet templates; Word files for the templates are available from OPSD. The final TOD Project Fact Sheet and Narrative for new projects selected for award are due no later than 4:30 p.m., Tuesday, August 27, 2024, for inclusion in the meeting materials for the September 20, 2024 TOD Council meeting. If an agency would like the TOD Council to act on a new project at its July meeting, please let OPSD know so that the action item can be added to the meeting agenda. Agencies are expected to present and justify their request for inclusion in the *State TOD Strategic Plan* at the TOD Council meeting.

Applicants are encouraged to refer to Attachment C for a list of projects in the *State TOD Strategic Plan*. TOD Project Fact Sheets for existing projects are posted at https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf.

Project Fund Transfer and Project Implementation

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

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

As the FY24 funds lapse June 30, 2026, State awardees will need to have award funds delegated and encumbered under a contract by that date and OPSD and County awardees must have executed contracts before that date.

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

Contact Information

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

Attachments:

- A. Proposal Evaluation and Selection Criteria
- B. Proposal Template and Guidelines
- C. State and County TOD Projects, *State TOD Strategic Plan (Not included in meeting materials)*
- D. TOD Project Fact Sheet and Narrative Templates

Office of Planning & Sustainable Development

FY 2024-2025 STATE TOD CIP PLANNING FUNDING OPPORTUNITY**Proposal Evaluation and Selection Criteria**

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

Evaluation Criteria

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

Office of Planning & Sustainable Development

FY 2024-2025 State TOD CIP Planning Funding Opportunity, Request for Proposals

Proposal Template and Guidelines

June 10, 2024

State TOD CIP Planning grants are intended to catalyze and seed TOD projects and initiatives that require interagency collaboration or new approaches to foster the creation of vibrant TOD communities that offer affordable housing, job and business opportunities, and multi-modal transportation options for residents of those communities.

Eligible use of funds include preparation of plans, feasibility and cost studies, and coordination of TOD projects, assessment of TOD public infrastructure requirements, and related environmental review documents.

Proposals should advance State TOD objectives, including:

- Development of mixed-income housing and long-term/permanently affordable housing stock in areas/centers served by frequent/scheduled public transit;
- Creation of mixed-use, dense, walkable, equitable development with revenue potential to State agencies;
- Promotion of co-location of agency services and facilities and creation of civic anchors;
- Efficient use of State land and resources in facility development; and
- Promotion of resilient/sustainable/energy efficient public facilities and reduction in vehicle miles traveled and fossil fuel use in the transportation sector.

Proposals should demonstrate how the proposed project will contribute to the above purposes and objectives and how the project aligns with the Evaluation Criteria in the June 10, 2024 Request for Proposals.

Proposal funding requests should be priced between \$100,000 to \$500,000. Awards may be less than the amount requested; therefore, applications should provide a scaled funding request with budget estimates for discrete tasks. The FY24 funds lapse June 30, 2026. State awardees will need to have award funds delegated and encumbered under a contract by that date and OPSD and County awardees must have executed contracts before that date.

If the proposed project is not included in the *State Strategic Plan for Transit-Oriented Development*, please submit draft TOD Project Fact Sheets, Page 1/Project Information and Page 2/Project Narrative, with the proposal. Templates for the TOD Project Fact Sheets are available from Carl Miura, TOD Council Coordinator, OPSD Land Use Division, carl.y.miura@hawaii.gov.

Refer to the Request for Proposals, dated June 10, 2024, for more information. Feel free to contact the TOD team with any questions via email, dbedt.op.lud@hawaii.gov.

Proposal submittal instructions

- 1. Delete this page from the proposal document.**
2. Insert the applicant agency acronym and short project name in the proposal document header and date in the footer.
3. Submit the proposal to OPSD by 4:30 p.m., Friday, August 23, 2024, as follows.
 - via email to dbedt.op.lud@hawaii.gov
 - in an unprotected PDF or MS Word file
 - Subject line: Proposal for FY24 TOD CIP Funding, *Agency Acronym, Project Name, Island/Location*

Project Name/Title	Input here
Project Agency/ies	Input here
Point of Contact (Name, Title, Phone #, email address)	Input here
Location	Input here
Tax Map Key(s)	Input here
Address (if any)	Input here
Land Area (acres)	Input here
Amount Requested	\$
Project Description	
Input here	
Project Objectives	
<i>Describe the specific planning outcomes for the work to be performed with grant funds and how the proposal will advance State and County TOD objectives.</i>	
Input here	
Purpose/Need for Project/Expected Benefits	
<i>Describe how the project aligns with State and County TOD and other directed growth and regional/place-based plan & objectives, (2) particular needs or issues identified in prior studies or work performed prior studies, (3) how the proposal would contribute to other efforts or resources allocated to advance the project; and (4) how the proposed project generally aligns with the RFP Evaluation Criteria.</i>	
Input here	
Project Organization and Stakeholder Engagement	
Input here	
Scope of Work with Tasks and Schedule/Timeframe	
Input here	
Project Proposal Budget by Tasks and Total Project Budget	
<i>Please provide a table of estimated costs as broken down by the major task elements in the proposal. This will enable OPSD to adjust the award amount if needed. Please also identify other funds or resources being allocated to the project, their funding source, and timing of the funding.</i>	
Input here	
Project Work Product/Deliverables	
Input here	

Other Information of Importance to the Proposal (if any)

Input here

Links to Supporting Documents or Reports (if any)

Please attach any supporting maps or graphics, as well as the TOD Project Fact Sheets (Pages 1 and 2) if the project is not in the State Strategic Plan for Transit-Oriented Development.

AGENCY TOD Project Fact Sheet

Proj ID

6-Jun-24

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

PROJECT TITLE

Text here.



Change image file or insert image file

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

(as of 6/7/2024)

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. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022.
	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. UH Board of Regents authorized UH to enter into a MOA with HHFDC and HCDA to redevelop the 20-acre parcel for mixed-use housing. HCDA started the procurement process on the \$35 million to build infrastructure for roadways.
	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. Draft urban design plan is being reviewed and hopes to finalize it soon. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. This is not expected to delay the EIS or change the project They will give everyone the opportunity to comment again.

*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 6/7/2024)

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
	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning			100 (P)		Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million (SFA) for design and construction approved in 2023. This includes ground and site improvements, equipment and appurtenances.
	0-38	HDOT	Honouliuli (Hoopili)	Farrington Highway Widening	45	Design	100,000	25,000	20,000 (L)		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	Kualakoi (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 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. Navy Region Hawaii said development will have no impact on their operations.
	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. Project does not have the sewer capacity. They forward on master planning.
	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning					Feasibility report completed Sep 2019; no change in status.

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Iwilei-Kapalama	0-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Planning			<i>15,000</i>		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.
	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. Close to securing consultant to do the master plan.
	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. Kuhio Homes construction documents for Phase 1 are being finalized. Working on relocation plans for tenants. Construction expected to start in 2025.
	0-19	DHHL	Kapalama	Kapalama Project Conceptual Plan	5	Pre-Planning					Feasibility report completed Sep 2019; tenant lease expires in 2045; Conceptual planning report presented to the Hawaiian Homes Commission in August 2020; no change in status.
	0-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning					TOD Study completed Mar 2019; no update.
	0-21	HPHA	Kapalama	School Street Administrative Offices Redevelopment	12	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. Started demolition work.
	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. Procurement was awarded this past week (April 19, 2024).
	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. HPHA applied for Low Income Housing Tax Credit (LITHC) funding. They have a master plan for the project and working on getting the entitlements for phase 1.
	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.

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	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. EISP 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.
	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 OPSD on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dole Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project in planning.
	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.

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	O-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan		Planning					Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets.	
	O-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Planning					Master Plan completed. Some short-term and mid-term improvements under way.	
County of Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning					DAGS contract awarded to UHCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area; discussion with potential stakeholders, preliminary concepts to begin early 2023. Planning to do outreach to all stakeholders to develop a master plan.	
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Completed					Completed. Units fully occupied. Provided 53 workforce housing units.	
	K-14	COK	Lihue	Lihue Civic Center Redevelopment	9	Planning		350			Awarded FY22 TOD Planning grant for conceptual master plan. Study underway. They are working on a StoryMap. Opticos has provided materials that they can use for their outreach work.	
	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.

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County of Kauai	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.
	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. Kava'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. Community meetings are being planned.

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County of Hawaii	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. Community meetings are being planned.
	H-01	COH	Keaau	Keaau Public Transit Hub	4	Pre-Planning					Will be included in consultant study of transit hubs to support COH Transit & Multi-Modal Transportation Master Plan funded by \$3M COH GET. No update from last discussion held 6 months ago.
	H-02	COH	Keaau	Keaau Public Wastewater System		Planning					Received US EDA grant for Puna Region; Will require additional funds for final EIS, design & construction. County's programmatic EIS now underway. Feasibility & site analysis for various locations in Puna District, including Keaau.
	H-13	COH	Pahoa	Pahoa Transit Hub		Planning			350		Awarded FY22 TOD CIP Planning grant for site selection, conceptual master plan. Kick-off in July 2022; partnering w/ HSPLS to study co-location of public library w/ transit hub. Consultant doing site selection analysis, environmental assessment, and public meetings. Will put together a report and recommendation to purchase property, if needed. Contract amendment executed with OPSD to add \$350,000 in HSPLS funds for co-location of the Pāhoa 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 on the master plan is currently open for comments. They just had their first public meeting this past week.
	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. With a master developer on board, HPHA is planning to do a kickoff in about a month.

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County of Hawaii	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning					No change in status.
	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	TBD	Pre-Planning					Incorporated in Strat Plan in Sept 2022. Partnered with COH Mass Transit Agency on a 2022 TOD CIP Planning Grant Study to co-locate with Kailua-Kona Transit Hub.
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning			400		\$2.44M FTA funds & \$610K in COH GET funds available for site selection, design, land acquisition; site selection process underway; will need funding for EA, design, construction; design & construction to start late 2023. Contracting with SSFM to work on the transit hub and base yard expansion projects, to include site selection, Title VI & environmental analyses, public meetings. Awarded FY23 TOD CIP Planning Funds to conduct a planning study to include site selection to co-locate with the State Kailua-Kona Civic Center and baseyard. County is start the planning process and will be coordinating the project with DAGS. SSFM is developing a work program.
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Des/Constr					ADA improvements completed July 2020; awarded FY2021 Fed CDBG funds for design & construction for laundry room expansion, certified kitchen conversion, wastewater treatment plan repairs/replacement.
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Pre-Planning					Phase 1 complete; infrastructure issues, including water supply, need to be addressed for future phases. Future development is stalled due to Commission on Water Resource Management well permit policy. Planning to issue RFP in Feb/March 2023.
	H-12	HHFDC/COH	North Kona	Kukuioia and Village 9 Affordable Housing	36	Plan/Des/Constr				400	Subdivision approved in July 2022 for Kukuioia Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioia Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioia 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.	

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County of Maui	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 hiarchy 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			Maui County Department of Transportation is expected to receive the Certificate of Occupancy in April for the Central Maui Transit Hub.
	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. Project postponed due to Maui wildfires recovery and uncertainty.
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Completed					Plan serves as TOD Pilot Area and studies being used for TOD Infrastructure Financing Study. Five bus stops along the Ka'ahumanu Avenue and are looking into expanding the routes in Central Maui.
	M-08	COM	Kihei-Makena	South Maui TOD Corridor Plan		Pre-Planning					Pending funding; South Maui CP update underway; TOD Plan to build on CP.

15-Dec-23

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Sept. 11-13th



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