



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 65
NOTICE OF MEETING AND AGENDA
Friday, July 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/84804300107?pwd=lhbLKryEub56rNvoWhJtBaqdLzDOCx.1>

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

Meeting ID: 848 0430 0107

Passcode: 213389

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of June 21, 2024 Meeting**
3. **Informational Presentation: Best Practices for Integrated Land Use and Transportation Planning and Development**
Senator Chris Lee, Hawai'i State Senate
Report on Legislative delegation that visited select US and European cities to learn how they've achieved success with TOD and overcome barriers to implementation and implications for Hawai'i.
4. **HUD PRO Housing Grant Award**
Update on \$6.6 million grant award from US Department of Housing and Urban Development (HUD) to the State to increase statewide capacity to address a range of issues in producing and preserving affordable housing, accessing housing, and delivering needed infrastructure.
5. **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**

6. **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. 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

- iv. October 2024 No TOD Council Meeting

c. **Other**

7. **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, July 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/accessibile formats.

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 64
Friday, June 21, 2024
9:30 a.m.

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/20240621TODMtg/GMT20240621-193347_Recording_3840x2160.mp4

Members/ Designees Present:	Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Scott Glenn, Office of the Governor Gordon Wood, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Russell Tsuji, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) 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 Representative Luke Evslin, House of Representatives Senator Chris Lee, State Senate Tim Streit, City and County of Honolulu (City) Scott Forsythe, County of Maui (COM) Cathy Camp, Central Pacific Bank, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Keith Hayashi, Department of Education (DOE) Ed Sniffen, Department of Transportation (DOT) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Mayor Mitch Roth, County of Hawai'i (COH) Mayor Derek Kawakami, County of Kaua'i (COK) Laura Kodama, Castle and Cooke, Developer Representative
Other Designees/ Alternates Present:	Randy Chu, HHFDC David DePonte, DAGS Ian Hirokawa, DLNR
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

*List of guests is located on the last page of the minutes.

1. Call to Order

Dean Minakami, Co-chair, called the meeting to order at 9:32 a.m.

2. Introduction of Members

Members and guests introduced themselves.

Minakami welcomed and introduced the following new designees to the TOD Council:

- Representative Luke Evslin – House of Representatives
- Scott Glenn – Governor's Office
- Audrey Hidano - Department of Education

He recognized and thanked John Fink for serving on the TOD Council representing the Stadium Authority (SA). His term with the SA ends on June 30, 2024.

3. Review and Approval of Minutes of April 19, 2024 Meeting

The April 19, 2024 meeting minutes were approved as circulated.

4. Informational Presentation: O'ahu Mobility Hub Study

Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO) Senior Transportation Planner, provided background for the Mobility Hub Study. Hawai'i residents have transportation challenges: the cost of owning and operating a car is about \$8,000/year and the drive to work contributes to greenhouse gas emissions, public health problems, and quality of life issues. Leah Laramee, Hawai'i Climate Change Mitigation and Adaptation Commission (State Climate Commission) Coordinator, added that Hawai'i is not on track to meet its renewable energy goals. Transportation is the largest emissions sector, so it is an important area to focus on to meet these goals.

According to the State Climate Commission's Drivers of Vehicle Miles Traveled (VMT) and Priority Reduction Strategies Report, the majority of the driving trips are short and can be converted to other transportation means: under 1 mile (30% of trips) to walking trips; under 3 miles (60%) to bike trips; and under 5 miles to public transit. This only works if residents feel safe and have access to these transportation modes. This is where mobility hubs can help. Mobility hubs co-locate transportation services: linking transit, car share, and bike services at one location to access other destinations using multiple modes. The goal is to make trips more convenient, seamless, and enjoyable for people.

Otsuka explained that the O'ahu Mobility Hub Study focused on identifying State-owned parking lots on O'ahu as potential mobility hub sites. The Study was to:

- Address the mobility, resiliency, equity, climate, and economic needs of the O'ahu's residents; and
- Identify potential sites for mobility hubs as anchors for walkable, mixed-use communities, with a focus on repurposing State-owned parking facilities.

Derek Abe, Alta Planning + Design, Senior Planning Associate, noted that the Study report describes small, medium, and large hub typologies and the features desired in each typology. He then summarized the process for identifying priority sites. They looked at a number of factors to score sites, including a demand index, reduction of vehicles miles traveled, social climate vulnerability index, and equity index. The sites were then ranked high, medium, and low priority and were mapped for the report.

The Study report doesn't commit any site for a mobility hub. Rather, it provides information on need and suitability in terms of which sites might be explored further with interested agencies. Once interested agencies and sites are identified, then project feasibility studies should be pursued, with steps to be taken to assess site location and development potential with respect to potential services, ownership, rights of way, community engagement, etc.

The project was a joint partnership between the State Climate Commission, OMPO, and the Hawai‘i State Energy Office. The full report can be found at https://oahumpo.org/?wpfb_dl=3314.

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

This item was taken out-of-order. The TOD Council tracks bills and resolutions that could impact the TOD Council and the performance of its duties, as well as TOD implementation as a whole. A full list of bills that were tracked this session is in the meeting materials packet. Legislative recaps were provided by State Representatives Nadine Nakamura and Luke Evslin and State Senator Chris Lee.

Representative Evslin reported on the following bills passed this year:

- SB 3202 requires Counties to allow two Accessory Dwelling Units (ADUs) on all residential lots in urban districts. It also allows two ADUs on those lots within walking distance of a rail station or primary arterial roadways.
- HB 2090 requires Counties to allow residential uses in all commercial areas and to allow adaptive reuse based on the International Building Code (IBC). Counties are prohibited from applying additional parking requirements beyond what is currently required.
- HCR 140 requests OPSD to do a scope of work or request for proposals to come up with a methodology for determining the financial feasibility of the development and different land use patterns. Compared to high density development, low density development can be a draw on resources and does not typically generate the property tax revenues needed to cover infrastructure and ongoing maintenance costs. This study will provide data on the fiscal impact of different density scenarios. In the future, the methodology might be used to assess the fiscal impact of proposed development.

Representative Nakamura noted that additional funding was approved for two new water tanks and wells in Kapa‘a, Kaua‘i for the Samuel Mahelona Memorial Hospital TOD (SMMH) project. The bids came in much higher than originally budgeted. The State approved about \$5 million, and it will be matched by the County. She is hoping that the SMMH TOD EIS will be finished by the time the water improvements are completed.

Senator Lee said he worked with Heidi Hansen Smith to conduct a mobile workshop for housing and transportation stakeholders to examine best practices in other jurisdictions. The group included House and Senate members and representatives from the Department of Health (DOH), Land Use Commission (LUC), Maui and O‘ahu MPOs, and City Department of Transportation Services (DTS). They visited New York City, Copenhagen (Denmark), Malmo (Sweden), and Oslo (Norway). During their visit, they met with elected leaders, planners, project developers, and agency representatives. Their cities and towns face similar challenges to Hawai‘i, but were able to increase housing density without significant land consumption, height, and increase in costs. In some of these cities, 50% of the commute is by public transit or bike. As a result, the residents have significantly reduced their cost of living and traffic-related fatalities, resulting in a higher quality of life in urban areas.

Senator Lee was requested to consider giving a more detailed presentation of the workshop and its findings to the TOD Council.

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

Mary Alice Evans stated that TOD Council is charged with reviewing TOD-related CIP budget requests and making recommendations to the State Legislature for TOD-related CIP items. A spreadsheet of budget requests considered by the Legislature was included in the meeting materials.

Some of the CIP requests funded were:

- Hawai‘i Housing Finance and Development Corporation (HHFDC), cash infusions into the Rental Housing Revolving Fund (RTRF) and Dwelling Unit Revolving Fund Infusion (DURF);
- Department of Corrections and Rehabilitation (DCR), New Kaua‘i Community Correctional Center (KCCC) Design, Permitting, Owners Representation/Construction Management, Kaua‘i; \$20 million;
- Hawai‘i State Public Libraries System (HSPLS)/Department of Accounting and General Services (DAGS), Pāhoia Library and Transit Hub Plans and Design; \$1 million; and
- County of Kaua‘i (COK) Department of Water, \$4.8 million for water tank and well development projects that allow the Samuel Mahelona mixed-use redevelopment plans to move forward. The appropriation will need to be matched with County funds.

Several items that did not get funded include:

- OPSD – Second year funding for State Transit Oriented Development planning, statewide;
- Hawai‘i Community Development Authority (HCDA), Iwilei-Kapālama TOD Infrastructure Design, O‘ahu; and
- Natural Energy Laboratories of Hawaii Authority (NELHA), Potable Water Well Construction, Kailua-Kona, Hawai‘i.

She thanked the Legislature for appropriating the funds given the budgetary impacts of the August 2023 Maui fires.

Representative Nakamura recommended that the focus should be on determining the infrastructure needs around rail stations on O‘ahu and bus stations on the Neighbor Islands to build more affordable housing. Once it is identified, agencies can partner with the Counties to deliver infrastructure, which should bring down the cost of housing. She recommended the TOD Council put together a list of “shovel-ready” projects that the Legislature can consider next session. Evans added that the capacity of existing water and wastewater systems have become an important item as Lahaina rebuilds.

7. Request for Proposals (RFP) for FY2024 Statewide TOD CIP Planning Funds

Ruby Edwards provided background on the TOD CIP Planning Funds, including its funding history, purpose/objectives, and the type of projects funded. The TOD CIP grant program has become a valuable tool for directing and supporting public investment in TOD projects for the creation of affordable housing, mixed-use development, and walkable communities with transit. OPSD is especially interested in funding projects that might not otherwise be funded because they are more

complex involving multiple agencies or innovative or untested approaches or scope, like co-location of facilities.

Since 2016, \$9 million funds have been appropriated with \$13 million in grant requests received. Fourteen state and county agencies have received funding for 22 TOD projects statewide. This year \$1 million is available from last year's \$2 million appropriation. Informational meetings for State and County agencies are scheduled for the week of June 24-28 to answer questions and float project proposals. Proposals are due to OPSD by August 23, 2024. If the project is not in the TOD Strategic Plan, the TOD Council will need to approve inclusion of the project in the TOD Strategic Plan prior to the award of funds. Any action will be scheduled for the TOD Council's September 20, 2024 meeting.

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

State and County Projects—O'ahu

HHFDC projects. Michelle Leong reported the following:

- Ililani Condo. Opening ceremony was held last month for residents.
- 690 Pohukaina. The development team of Highridge Costa and Form Partners are working on construction drawings. They are also coordinating with Hawaiian Electric Company (HECO) since they may have to participate in a regional electrical upgrade.
- Iwilei Infrastructure Master Plan/Liliha Mixed-Use Projects. HHFDC anticipates receiving EIS for both projects from PBR Hawai'i in late summer/early fall 2024 for internal review.

UH-West O'ahu University District Lands. Michael Shibata said that they have a contract to do the development feasibility study.

City and County of Honolulu Kapālama Canal Catalytic Project/Linear Park. Tim Streitz reported that they are reengaging with the Federal Emergency Management Agency (FEMA) on a grant application submitted several years ago. The funding will allow them to continue the design process and federalize the project. The improvements will provide a linear park and pedestrian walkway along the canal. In addition, the City is planning to improve connectivity in the area via pedestrian bridges, but no street realignments. The biggest cost item is flood walls to accommodate the FEMA flood maps and sea level rise. The master plan for the canal has been integrated with Kamehameha School's Kapālama Kai Project. For more information, please visit:

<https://www.honolulu.gov/tod/projects/planning-initiatives/kapalama-canal.html>.

State and County Projects—Kaua'i

HHFDC Samuel Mahelona Memorial Hospital. They are continuing to collaborate with PBR Hawai'i on the master plan and EIS.

State and County Projects—Hawai'i

HHFDC Kamakana Villages. Any future development of Stanford Carr's proposed master development is dependent on securing a water supply.

DCR Hawai'i Community Correctional Center. Wayne Takara reported that they have started their planning efforts for the relocation.

COH Kukuiola and Village 9 Permanent Supportive Housing. Harry Yada said that the access road to the homeless shelter is almost completed. They are going out for bid on vertical construction for the shelter. They are in negotiations for the design of the next phase of transitional housing. The TOD CIP planning grant agreement with OPSD and the County contract with its consultant are being finalized. The contract is for conceptual master planning and site design for permanent transitional housing.

COH Kona Transit Hub. Edwards reported that OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region.

State and County Projects—Maui

HHFDC Kahului Mixed-Use Complex. HHFDC is collaborating with EAH Housing (EAH) and DAGS to refine the site design. EAH is starting to prepare the Special Management Area (SMA) use permit.

HHFDC Villages of Lealii Affordable Housing. The Department of Human Services (DHS) and FEMA's temporary housing project is underway. HHFDC executed a right of entry for the DHS project and they executed a ground lease for the FEMA Project.

COM Lahaina Recovery. Scott Forsythe said that they have been working with FEMA on community planning workshops. Public participation has been very high. These workshops will feed into the community vision for Lahaina and other efforts.

Also reported by Edwards:

OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for two City projects in the TOD Strategic Plan:

- Construction for the City's Pearlridge Bus Transfer Center and Plaza;
- Preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan; and
- Funding for preliminary engineering/design and construction for City station access/multimodal access improvements and rail bus integration projects at various stations including UH-West O'ahu /Keone'ae Station. These projects will promote transit ridership and support development around the rail stations.

9. Announcements

- a. Evans reminded everyone that the HCPO 2024 Conference is being held at The Westin Hapuna Beach Resort from September 11-13 hosted by the Hawai'i County. This year's theme is "Balancing Change in a Dynamic Landscape", and it will feature Peter Schwartz as the keynote speaker. She encouraged everyone to check out the website for any updates. The web address and QR code were provided in the meeting materials.

- b. Evans reviewed the upcoming meetings and preliminary agenda items that were listed in the Agenda. She encouraged members to let OPSD know if they have any ideas for future TOD Council presentations.

10. Adjournment

There being no further business, the meeting was adjourned at 11:18 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: State Senator Sharon Moriwaki
Aaron Setogawa, OPSD
Alina Laborte, City
Chico Figueiredo, Governor's Housing Team
Chris Kinimaka, DAGS
Craig Hirai, HHFDC
Derek Abe, Alta Planning + Design
Derek Wong, DLNR
NK, House Finance Committee
Francine Murray, HCDA
Franz Krintz, City Department of Planning and Permitting
Garet Sasaki, HCDA
Harry Yada, County of Hawai'i Office of Housing and Community Development
Heath Williams, House Finance Committee
Jeremy Koki, Department of Education
Katie Rooney, Ulupono Initiative
Kiana Otsuka, OMPO
Leah Laramee, Hawai'i Climate Change Mitigation and Adaptation Commission
Mark Hakoda, HCDA
Michele Leong, HHFDC
Kevin Auger, City Office of Housing
Seiji Ogawa
Susie Fong, Joint Base Pearl Harbor-Hickam
Tim Wong, Office of Hawaiian Affairs

STATE OF HAWAII

ROUND 1 AWARD: \$6,631,950



Overview: To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$6.6 million to the State of Hawaii**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

The State of Hawaii has the highest housing costs in the nation and will need 50,156 new units by 2025 to address the housing demand. The State has taken considerable actions to advance housing supply through land use reform, development financing, and assistance to low-income homebuyers.

PRO Housing funding will enable Hawaii to establish a statewide infrastructure bank, increase staff capacity, and address local regulations.

Inadequate Infrastructure

- Hawaii faces challenges in keeping up with needed investments in infrastructure to support new housing development. Constructing new infrastructure is costly, timely, and complicated by environmental concerns.

Local Regulations

- The median permitting process across the State is nearly 161 days and 458 days in Hawaii County.

Housing Policies

- The State notes that there is a need to evaluate county housing policies to streamline affordable housing development.

LOCAL BARRIERS TO HOUSING IDENTIFIED BY HAWAII

RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

The State of Hawaii

- Governor Josh Green, M.D. signed three Emergency Proclamations which addressed critical barriers to expanding affordable housing — providing flexibility for housing development, expediting processes, and building local capacity.
- In 2023, secured more than \$600 million for affordable housing and homelessness services for Fiscal Year 2024 - 2025.
- In 2023, announced the Ka Lei Momi Redevelopment Project, to build over 10,000 additional units of which 90% will serve households making at or below 120% Area Median Income.
- Formed a preliminary plan to use \$600 million in appropriations in 2022 to build an estimated 2,700 homestead lots.
- Established a Transit-Oriented Development Council.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

Invest in Housing Enabling Infrastructure

- The State will establish a Statewide Infrastructure Bank to fill existing financing gaps. Through PRO Housing, Hawaii will fund housing enabling infrastructure to boost supply.
- The Infrastructure Bank can issue bonds, originate loans, make grants, and mobilize sources of public and private capital to finance projects including: water and wastewater, roads and bridges, energy efficiency and renewable energy, and brownfield remediation.

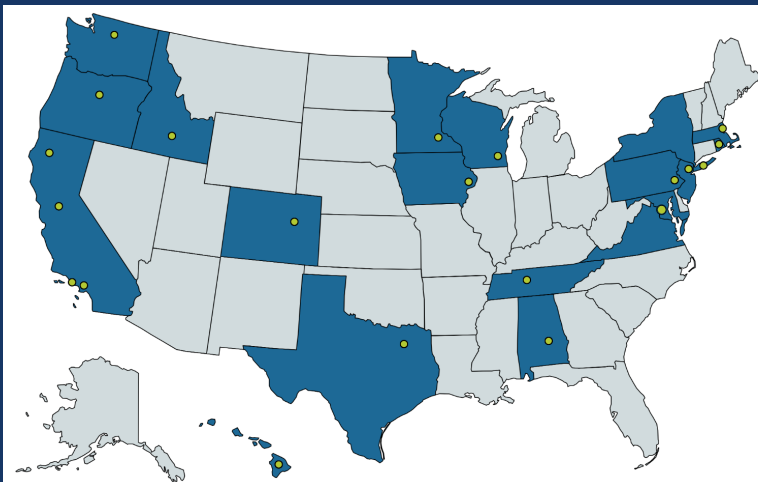
Support Transit-Oriented Development

- Based on recommendations from the State Transit-Oriented Council, specific infrastructure and infrastructure financing mechanisms to increase affordable housing supply across the State's four main counties.
- Investments will include wastewater improvements, building an infrastructure financing mechanism, designing infrastructure improvements for the Hawaii Public Housing Authority's Kahekili Terrace project, and designing wells, reservoir, sewer, and roads.

Build Local Capacity

- The State will expand capacity to work with counties that are updating their local housing regulations for housing production, identify effective land use policies, and preserve affordable housing stock.
- To build local capacity, the State intends to enhance staffing to address much needed administrative needs and the implementation of proposed activities.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.

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)	Ka'uoluokaha'i 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 Ilima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uoluokaha'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. UH has a contract to do a development feasibility study.
	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) 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.
	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	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	Kalaniihūia 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). The development team (Highridge Costa & Form Partners) are working on construction drawings. They are also coordinating with Hawaiian Electric Company (HECO) since they may have to participate in a regional electrical upgrade.
0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	2	Planning					HHFDC-DOE MOU executed for joint housing & school development project; working with HHFDC on school programming requirements.
0-27	HCDA	Kakaako, Civic Center	Nohona Hale	0.24	Completed					Completed 2020; 111 units fully occupied; 30-60% 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.
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. HHFDC anticipates receiving EIS for both projects from PBR Hawai'i in late summer/early fall 2024 for internal review.
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. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for construction.

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City & County of Honolulu	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. City is reengaging with the Federal Emergency Management Agency (FEMA) on a grant application submitted several years ago. The funding will allow them to continue the design process and federalize the project.
	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. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan.
	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					DAGS contract awarded to UHDCDC 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.	

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County of Kauai	K-04	COK/KHA/H HFDC	Eleele	Lima Ola Workforce Housing Development	75	Construction					Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Student Housing	197	Pre-Planning					Kauai CC is conducting a survey to identify the need and feasibility for housing.
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning					No change in status of project. West Kauai Community Plan provides goals & objectives for incremental residential infill development & live/work spaces in the town center, as well as transportation to support safe connections between neighborhoods & towns.
	K-07	COK/DPW	Hanapepe	Hanapepe Complete Streets Improvements		Design					Environmental work complete. County currently working with its consultant to complete final design for reconstructing Hanapepe Road with pedestrian facilities. Construction to start late 2024 or early 2025.
County of Kauai	K-08	HHSC/COK	Kapaa	Samuel Mahelona State Hospital/TOD Master Plan	34	Planning	550		380	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 EIS. Additional funding \$4.8 million has been secured for county area water infrastructure improvements that will support implementation of the master plan. County of Kauai needs to provide matching funds. HHFDC is continuing to collaborate with PBR Hawai'i on the master plan and EIS.
	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.

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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. Kawa'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.
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. Kawa'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 Kawa'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.

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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 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. Legislature approved \$1M for plans and design.
	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.
	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. OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region.

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County of Hawaii	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 starting the planning process and will be coordinating the project with DAGS. SSFM is developing a work program. OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region.
	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. Resolution drafted for county council to accept the funding moving through the process. Access road to the homeless shelter is almost completed. They are going out for bid on vertical construction for the shelter. They are in negotiations for the design of the next phase of transitional housing. The TOD CIP planning grant agreement with OPSD and the County contract with its consultant are being finalized. The contract is with the Office of the Corporation Counsel. The contract is for conceptual master planning and site design for permanent transitional housing.
	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. The Department of Human Services (DHS) and FEMA's temporary housing project is underway. HHFDC executed a right of entry for the DHS project and they executed a ground lease for the FEMA Project.

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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. They are planning to give it to the Office of Recovery after it is completed. Comments have been incorporated. She presented to the Maui Metropolitan Planning Organization-Technical Advisory Committee (Maui MPO TAC) and Policy Board in February 2024, and TOD Council in April 2024.
	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.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. HHFDC is collaborating with EAH Housing (EAH) and DAGS to refine the site design. EAH is starting to prepare the Special Management Area (SMA) use permit.
	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

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



HCPO 2024

BALANCING CHANGE IN
A DYNAMIC LANDSCAPE

Sept. 11-13th

**The Westin Hapuna
Beach Resort**



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