



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 66
NOTICE OF MEETING AND AGENDA
Friday, September 20, 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/87287096972?pwd=hdP46vSc07jZUaY8YqidLfvICeZumf.1>

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

(253) 215-8782

Meeting ID: 872 8709 6972

Passcode: 396173

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of July 19, 2024 Meeting**
3. **Informational Presentation: Building Resilient Futures**
Michelle Dusseau Diller, Enterprise Community Partners
Presentation on the benefits of green building certification, the Enterprise Green Communities program, and Louisiana case study on use of green and resilient building practices.
4. **Projects Proposed for Inclusion in the State TOD Strategic Plan**
 - a. City and County of Honolulu, Kūwili Station TOD Redevelopment Area Master Planning
 - b. County of Kaua'i, Līhu'e Town Transit-Oriented Development (TOD) Infill Development

Action: Council approval to accept the new TOD project(s) for inclusion in the State TOD Strategic Plan.
5. **FY 2025 Statewide TOD CIP Planning Fund Awards**
Projects selected for funding; Project overview.
6. **Governor's Housing Team: 2024 Legislative Session Housing Digest**
Overview of the "2024 Legislative Session Housing Digest" published by the Governor's Office and possible next steps. It is a comprehensive guide to all of the bills and resolutions that aim to expand Hawai'i's inventory of affordable housing and ease the statewide housing crisis.

7. **Singapore’s Housing System; 99-Year Leases**
Dr. Sock Yong Phang, Professor, Singapore Management University
Summary of the Singapore housing model and preliminary findings related to Hawai‘i’s housing market and potential impacts of 99-year leasehold housing.
8. **Kalaeloa Master Plan Update**
Craig Nakamoto and Ryan Tam, Hawai‘i Community Development Authority (HCDA)
Proposed amendments to the Kalaeloa Master Plan include consideration for an alternative conceptual transit corridor along Roosevelt Avenue.
9. **Hawai‘i Congress of Planning Officials (HCPO) Conference Highlights**
Brief comments and reflections on the 2024 HCPO Conference.
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**
 - b. **State and County Projects—Kaua‘i**
 - c. **State and County Projects—Hawai‘i**
 - e. **State and County Projects—Maui**
11. **Announcements**
 - a. **Pathways to Removing Obstacles (PRO) Housing Grant; Round 2**
 - b. **Next Meeting and Preliminary Agenda Items for Future Meeting**
 - i. October 2024 No TOD Council Meeting
 - ii. November 15, 2024 Presentation: Līhu‘e Civic Center Redevelopment Feasibility Study Update
For Action: Approval of the Draft 2024 TOD Council Annual Report
For Action: Approval of Delegation of Legislative Testimony Authority to Co-Chairs
Possible 2025 Legislation
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
2025 TOD Council Meeting Schedule
Announcements
 - iii. December 2024 No TOD Council Meeting
 - c. **Other**
12. **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, September 17, 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. 65
Friday, July 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/20240719TODMTG/GMT20240719-183739_Recording_1920x1080.mp4

Members/ Designees Present:	Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Scott Glenn, Office of the Governor David DePonte, Department of Accounting and General Services (DAGS) Audrey Hidano, Department of Education (DOE) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Benjamin Park, Hawai'i Public Housing Authority (HPHA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate Tim Streitz, City and County of Honolulu (City) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, 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
Members/ Designees Excused:	Dawn Chang, Department of Land and Natural Resources (DLNR) Ed Sniffen, Department of Transportation (DOT) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Brennon Morioka, Stadium Authority (SA) Mayor Mitch Roth, County of Hawai'i (COH) Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Other Designees/ Alternates Present:	Katia Balassiano, OPSD Randy Chu, HHFDC Celia Mahikoa, COK
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:35 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of June 21, 2024 Meeting**

The meeting minutes were approved with a correction requested by the Department of Corrections and Rehabilitation (DCR) related to the Kaua'i Community Correctional Center.

4. **Informational Presentation: Best Practices for Integrated Land Use and Transportation Planning and Development**

Senator Chris Lee, Mark Garrity of the O'ahu Metropolitan Planning Organization (OMPO), and Heidi Hansen Smith were part of a delegation of State legislators, Honolulu City council members, and State/City staff that visited New York City, Copenhagen, Denmark, and Malmo, Sweden to learn best practices from other areas and find ways to apply them in Hawai'i.

Senator Lee pointed out that Hawai'i's has struggled with issues like traffic, road safety, mobility, and housing and implementing changes needed to address these issues. These cities were selected because they are doing exceptionally well in terms of reducing traffic fatalities and providing affordable housing. The islands have a high level of fatalities and injuries on the streets. The countries they visited had one-seventh the amount of traffic-related deaths that Hawai'i experiences annually. They take better advantage of their public spaces and use them to create better health outcomes. It is important to have good data for decision making. His biggest takeaway is the need to break down the silos between departments and responsibilities in order to achieve similar goals.

Mark Garrity showed a video of a cycle superhighway that connected several bicycle routes in Copenhagen with one segment entirely dedicated to bicycles. In most areas, paths were shared by bicycles and pedestrians. Heavy transit use allowed for a lot of great urban shared spaces that were heavily used. The United States averages 125 deaths per year with Hawai'i at about 85 fatalities, which exceeds the number of road deaths per million in Europe in 2023. Norway had the lowest with 20 deaths, and Romania had the highest with about 80.

Some of the lessons learned include:

- Improving safety for all roadway users is possible. Europe has reduced its traffic fatalities significantly over the last 20-30 years.
- Safety for all goes hand-in-hand with reducing dependence on driving.
- As more people walk, bicycle, and use transit, the overall system becomes safer for everyone.
- Street spaces were reallocated gradually from vehicles to other modes and activities.
- It takes political will and commitment of resources.
- It takes time, sometimes decades, to see significant results, which is longer than most politicians' careers.

Heidi Hansen Smith said they are finalizing a trip report. Smart Growth America's *Dangerous By Design* Report ranked Hawai'i as the 13th deadliest state for traffic fatalities. Copenhagen was very car-centric at one time similar to Hawai'i and gradually became more pedestrian- and bicycle-friendly. Their improvements have brought life back to the city. Similarly, in Oslo, since people were using non-vehicular modes of transportation like trams, buses, and subways, the government

did not have to dedicate as much space for roads and parking. People and cars co-exist since the emphasis is on shared space. It made for a better urban experience. They were able to create housing and open space in areas where roads existed before. Oslo was able to build more affordable homes relatively quickly since they needed less infrastructure for parking.

Hansen Smith said that Hawai'i needs to make similar changes and build momentum. The process will take time, but there are ways to shorten it. They need to better understand how many people and agencies need to be part of the conversation in order to make it happen.

Laura Kodama asked if developers could be included in the discussion since they are the ones who will help implement these changes. She would be curious to find out how these places came up with the process to have the holistic planning approach. It would be great to see this implemented.

5. **HUD Pathways to Removing Obstacles to Housing (PRO Housing) Grant Award**

Katia Balassiano reported that U.S. Senator Brian Schatz, U.S. Department of Housing and Urban Development (HUD) Secretary Jason Pu, and Governor Josh Green announced several weeks ago that Hawai'i was awarded \$6.6 million. The Office of Planning and Sustainable Development (OPSD) partnered with the Office of the Governor, Hawai'i Housing Finance and Development Corporation (HHFDC), and Hawai'i Public Housing Authority (HPHA) for a \$10 million PRO Housing Grant from HUD. Of the 21 applicants that received awards, Hawai'i received the second highest award. These funds will allow the State and Counties to invest in housing enabling infrastructure, support transit-oriented development, and build capacity to preserve and expand the housing stock. This will allow several of recommendations contained in the TOD Infrastructure Financing Strategy study, including the creation of an infrastructure bank, and assisting with implementation of infrastructure design at Kahekili Terrace, Kamakana Villages, and in Lihu'e.

The team will be working on the following items during the next several months:

- Revising the grant and budget to reflect the actual grant award.
- Hiring two people to manage the grant, create the infrastructure bank, distribute the project-specific funds to State and County partners, and begin conversation regarding overcoming regulatory barriers to housing production.

She thanked everyone who was involved in putting the proposal together, including the Governor's Office, Department of Budget and Finance, HHFDC, HPHA, the Counties, and agencies and members of the public who submitted letters of support.

Building on the success of the grant award, the Governor's Office and OPSD are assisting the City and County of Honolulu (City) with preparation of a City application for \$2 million in Federal Transit Administration (FTA) TOD Planning Pilot grant funds. The application is due August 8, 2024. If awarded, the funds will help develop a street connectivity plan and a master plan for the City's newly acquired properties in Iwilei. The parcels will play a strategic role in providing affordable housing and critical infrastructure to the area. Iwilei is one of three State TOD Priority Areas in the State TOD Strategic Plan and served as the O'ahu TOD pilot area for the TOD Infrastructure Financing Strategy Project. A decision is expected at the end of 2024 or early 2025.

6. **Standing Report—Agency Updates on TOD Projects in State Strategic Plan for Transit Oriented Development**

a. **State and County Projects—O'ahu**

City Chinatown Action Plan. Tim Streitz announced that there is a celebration at Kekaulike Mall at noon today to kick off the completion of Phase 1, which is the area between King and Hotel Streets. Phase 2 should start next. Coincidentally, it is envisioned to take back some of the streets for more pedestrian use while still accommodating deliveries and business uses.

HHFDC Ililani Condo Project. Randy Chu said that 249 out of 325 total units have closed.

HHFDC 690 Pohukaina. HHFDC, HCDA, and other major landowners are working on a new electrical circuit that will be required to provide power to upcoming projects in Kaka'ako.

HHFDC Iwilei Infrastructure Master Plan and Liliha Civic Center. Home Aid Hawai'i is planning to use part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA will be using the portion of the property for a laydown yard area for the upcoming \$25 million electrical upgrade project.

University of Hawai'i -West O'ahu (UH-WO) University District Urban Design Plan. Michael Shibata said the urban design plan is in progress. Bonnie Arakawa is coordinating the work.

UH-WO University District (Non-Campus) Lands Development Feasibility Study. The contract has been signed, and the project should start in August.

UH-WO On-Site Infrastructure for Off-Campus 20-acre Parcel. There is ongoing coordination between UH, HHFDC, and HCDA to get Phase 1 development going for infrastructure and multi-family rentals.

b. **State and County Projects—Kaua'i**

County of Kaua'i Lihue Civic Center Redevelopment Feasibility Study. Jodi Higuchi Sayegusa reported that they are wrapping up the project. A meeting has been scheduled on August 1, 2024, 5-7 p.m. to discuss the findings.

c. **State and County Projects—Hawai'i**

County of Hawai'i Kukuiola and Village 9 Affordable Housing. Harry Yada mentioned that they are working on contract execution issues.

HHFDC Kamakana Villages Senior/Low Income Housing. Chu said that HHFDC is continuing to work on securing new water source development and allocation. The conditions imposed on the well construction permit made it infeasible. They are working to amend those conditions.

d. **State and County Projects—Maui**

HHFDC Villages of Lealii Affordable Housing. Chu reported that the first tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management Administration's (FEMA) temporary housing project, Kilohana, at the end of October. HHFDC's Kaiāulu o Kūku'ia permanent housing project is scheduled to receive new tenants in December. This is the first permanent housing project to be made available to Lahaina fire survivors. Fortunately, it was under construction when the fire occurred.

7. **Announcements**

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

Chu reminded everyone of the conference and encouraged everyone to visit the updated website. OPSD will lead a breakout session that summarizes the TOD Infrastructure Finance and Delivery Strategy report and discuss how the HHFDC 2022 State Infrastructure Master Plan for Iwilei can be a model for regional infrastructure planning and funding. The session will include Goodwin Consulting and David Taussig and Associates, who will take a deeper dive into value capture and public-private partnership (P3) infrastructure funding tools including CFDs, TIF, and PACE.

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**

Governor's TOD Advisory Group. Scott Glenn announced that the Governor is convening an advisory group around transit-oriented development. The TOD Council and the advisory group are two different efforts. TOD advisory group is to look at capital recruitment and have separate conversations with people who are not members of the TOD Council. They hope to align efforts and engage new voices with the Governor. This is an opportunity to let others know about the TOD work happening statewide.

Building Resilience Webinar. Chu announced that Ramona Mullahey is putting together a 'building resilience' webinar for August 29, 2024. OPSD will be sending out more information later.

FY25 TOD CIP Planning Grant Proposals. TOD Council members were reminded that proposals are due on Friday, August 23, 2024, for agencies interested in applying for TOD CIP Planning Grant funds.

8. **Adjournment**

There being no further business, the meeting was adjourned at 10:45 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: Ailina Laborte, City Department of Planning and Permitting (DPP)
Andrew Pereira, Pacific Resource Partnership (PRI)

Caren Yap, Governor's Office
Chelsea Dau, OMPO
Chico Figueredo, Governor's Office
Chris Kinimaka, DAGS
Christopher Delaunay, PRI
Council Member Cindy Evans, COH
David Arakawa, Land Use Research Foundation (LURF)
Franz Kraitz, City DPP
Harry Yada, COH Office of Housing and Community Development
Katie Rooney, Ulupono Initiative
Kelly Ann Fujii, COH Mass Transit Agency (MTA)
Kevin Auger, City Office of Housing
Kiana Otsuka, OMPO
Lindsay Apperson, Governor's Office
Maile Greenhill, OMPO
Malcolm Iwami, Hawai'i State Senate
Mark Garrity, OMPO
Mark Hakoda, HCDA
Mark Ladao, Hawai'i Public Radio
Michael Imanaka, Alexander and Baldwin
Nicole Cernohorsky, Hawai'i State Energy Office
Nicole Smith, OMPO
Norman Jimeno, Jr., HHFDC
Olivia Gurney, Hunt Companies Hawai'i
Sharon Gi, Hunt Companies Hawai'i
Tami Whitney, Governor's Office
Theresa Ng, Office of Senator Stanley Chang
Tim Wong, Office of Hawaiian Affairs
Victor Kandle, COH MTA
Del Won, HHFDC

AGENCY TOD Project Fact Sheet

Proj ID

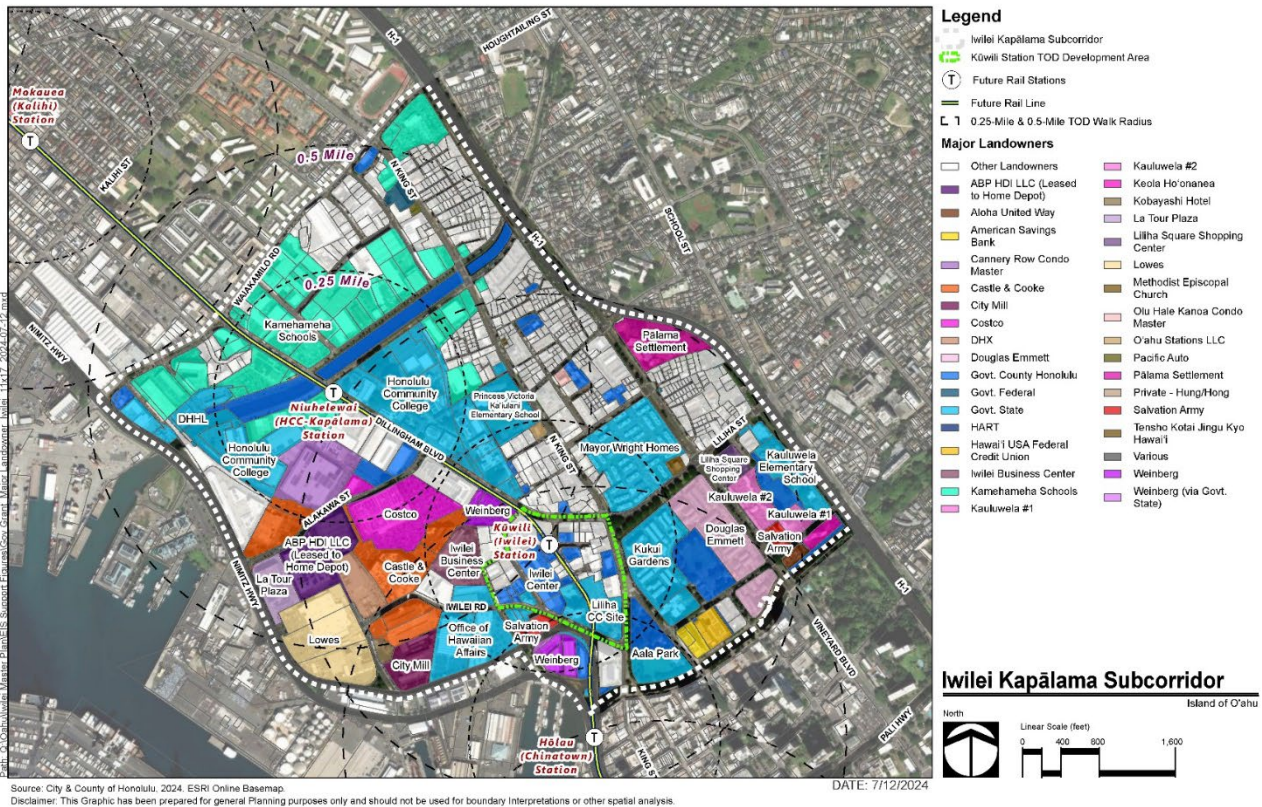
17-Sep-24

1	Agency	City and County of Honolulu		
2	Transit Station/Bus Stop	Kūwili Skyline Station		
3	Project Name	Kūwili Station TOD Redevelopment Area Master Planning		
4	Street Address	Dillingham Boulevard, N. King Street, Iwilei Road, Sumner Street, Pine Street, Kūwili Street		
5	Tax Map Key/s	Various (see map)		
6	Land Area (acres)	20 acres		
7	Zoning	Current: IMX-1 Industrial Mixed Use (150') and BMX-3 Community Mixed Use (200') Proposed TOD: BMX-3 Community Business Mixed Use (250'-300')		
8	Fee Owner	City and County of Honolulu, State of Hawai'i, and private		
9	Lessee/s			
10	Current Uses	Primarily industrial and commercial		
11	Encumbrances (if any)			
12	Summary Project Description	The Kūwili Station TOD Redevelopment Area Master Planning project falls within the Iwilei-Kapālama TOD neighborhood, which is the focus of infrastructure master planning to support higher density development. The project area is targeted for initial concentrated investments within the broader neighborhood to support TOD through a master planned community that will have a strong emphasis on affordable housing built on government property. Supporting infrastructure will integrate the project area into the surrounding neighborhood.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Contaminated soil, historic structures, flooding, projected climate change impacts, limited infrastructure capacity (road/pathway network, multi-modal mobility hub, utilities, etc.)		
14	Development Schedule	Planning	Design	Construction
		2024-2027	2026+	2028+
15	Project Status	Preliminary planning phase.		
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s \$	Planning	Design	Construction
		4.7M	N/A	N/A
18	Funding Source/s	Planning	Design	Construction
		CIP, Grants	N/A	N/A
19	Contact Person (Name, Email Address)	Tim Streitz, tstreitz@honolulu.gov		
20	Attachments link to webpage:	Iwilei-Kapālama Project Boundaries and Major Landowner Map www.honolulu.gov/tod/neighborhoods/downtown		

KUWILI STATION TOD REDEVELOPMENT AREA MASTER PLANNING (RAMP)

The Kūwili Station TOD RAMP project will serve as a catalyst to ramp up TOD efforts in the Iwilei-Kapālama neighborhood. The project will present a unified development approach for City- and State-owned properties in the Kūwili station area, with considerations for privately-owned properties as well, in order to efficiently provide adequate infrastructure capacity and maximize mixed-use development with affordable housing that is resilient to climate change. The preferred build-out scenario will incorporate a multi-modal mobility hub and include an action plan for implementing next steps.

This project is part of a broader effort in the neighborhood to provide adequate infrastructure to enable higher density development. Significant environmental hazards, including brownfields, flooding, and sea level rise, will also need to be addressed to allow for development.



AGENCY TOD Project Fact Sheet

Proj ID

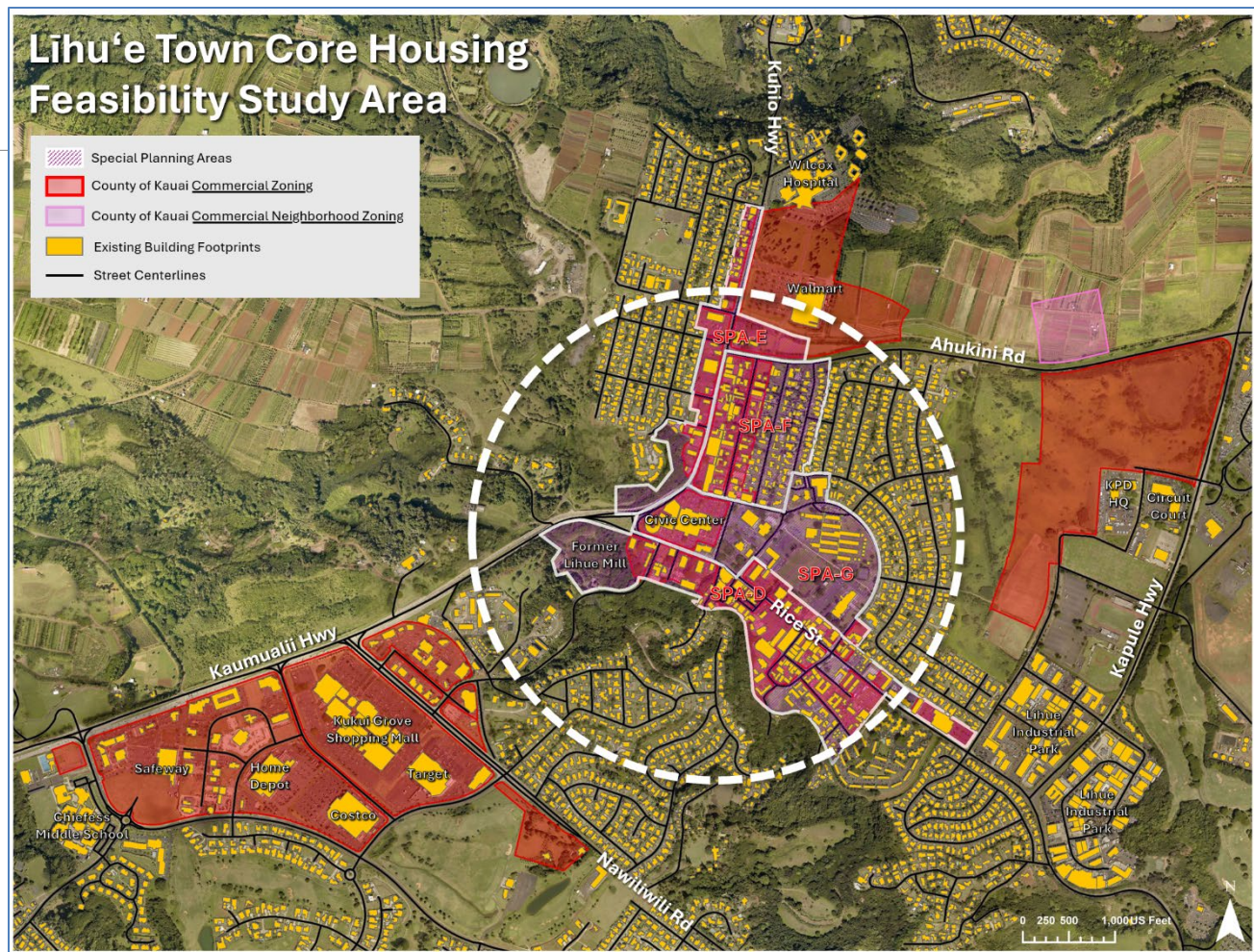
20-Sep-2024

1	Agency	County of Kaua‘i, Planning Department		
2	Transit Station/Bus Stop	Kukui Grove, Eiwa Street, Kūhiō Highway (across Fish Express)		
3	Project Name	Līhu‘e Town Transit-Oriented Development (TOD) Infill Development		
4	Street Address	Rice Street, Kūhiō Highway, portions of Ahukini Road, Portions of Kaumuali‘i Highway (see attached map)		
5	Tax Map Key/s	#-#-###: ### (various TMKs – please see attached map)		
6	Land Area (acres)	195.39 acres of Special Treatment Public (STP) areas; 366.12 acres of County commercial zone; 82.44 acres overlap as STP and commercial		
7	Zoning	SLUD Urban, County STP or Commercial General		
8	Fee Owner	Various owners		
9	Lessee/s	Various lessees		
10	Current Uses	Government/civic uses, retail stores, restaurants/cafes, banks, medical facilities, real estate/professional services, cultural and historic sites, public services.		
11	Encumbrances (if any)			
12	Summary Project Description	This Project will develop strategies to facilitate infill development in Līhu‘e Town. The aim is the creation of denser, walkable, mixed-use neighborhoods served by transit within Līhu‘e Town.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Wastewater and Water infrastructure and capacity. Certain buildings on the site are over fifty (50) years old or designated as historic along Rice Street and Kūhiō Highway. Any exterior alterations to the elevation or composition of these structures will require the review and approval of the Kauai Historic Preservation Commission.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2024-25 Multifamily Housing Study		
15	Project Status	Seeking to issue NTP by 11/2024		
16	Consultant/ Contractor/Developer	Opticos LLC.		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		300,000		
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TOD CIP Planning Funds		
19	Contact Person (Name, Email Address)	Jodi Higuchi Sayegusa, jhiguchi@kauai.gov		
20	Attachments / Weblinks OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports	See Project Area map Links to Līhu‘e Civic Center Mobility Plan and Līhu‘e Civic Center Redevelopment Feasibility Study: https://www.kauai.gov/Government/Departments-Agencies/Planning/Long-Range-Division/Active-Projects Līhu‘e Town Core Urban Design Plan: https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Town-Core-Urban-Design-Plan		

LĪHU‘E TOWN TOD INFILL DEVELOPMENT

Līhu‘e is Kaua‘i’s primary hub for its population, jobs, and transportation. Līhu‘e is projected to accommodate most of the island’s projected population growth and must work to meet the demand of over 4,000 housing units by 2035. Kaua‘i County faces a housing shortage and particularly lacks workforce housing. Encouraging infill development—and infill housing in particular—in the Līhu‘e Town Area will help to fulfill the 2018 General Plan’s policy and State TOD objectives to implement smart growth principles on Kaua‘i as well as limit development on agricultural lands to preserve Kaua‘i’s rural character. The Kauai County administration has identified the Līhu‘e Civic Center as a potential housing site and has also encouraged infill development in Līhu‘e where many people must commute to work each day.

To fulfill these needs, the Project will advance measures to encourage infill development. The Project will include the Līhu‘e Town Multifamily Housing Study, which will analyze the financial feasibility and capacity for affordable and workforce housing development within the Project Area based on a recommendation of the Līhu‘e Civic Center Redevelopment Feasibility Plan (LCCRFP). Preliminary pro forma analyses from the LCCRFP demonstrated that the financial feasibility of certain building prototypes improved for other sites in the Town Core and nearby commercial areas in Līhu‘e.



Additional Resources:

Līhu‘e Community Plan, <https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Community-Plan-LCP>

General Plan, <http://plankauai.com/1682-2/>

Special Planning Area – G, <http://qcode.us/codes/kauaicity/>

Līhu‘e Civic Center Site Improvements Final Master Plan, <https://www.kauai.gov/Government/Departments-Agencies/Public-Works/Building-Division/Projects>

Līhu‘e Town Core Mobility and Revitalization Project, <https://www.kauai.gov/Government/Office-of-the-Mayor/TIGER-Grant>

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

(as of 9/17/2024)

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			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'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>	<i>250</i>	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. 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. The feasibility study contract has been signed and should be starting in August.
	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. Ongoing coordination between UH, HHFDC, and HCDA to get Phase 1 development going for infrastructure and multi-family rentals. 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.

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	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)	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 (LIHTC) funding. They have a master plan for the project and working on getting the entitlements for phase 1.

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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 2022. Consolidated master plan for Iwilei-Kapalama Infrastructure and Liliha Civic Center published in 2023. Home Aid Hawai'i is planning to use part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA will be using the portion of the property for a laydown yard area for the upcoming \$25 million electrical upgrade project.
0-24	HPHA	Iwilei	Kalaniihulia Homes	2	No Plans					Withdrawn from Strategic Plan in 2023. No plans for redevelopment of existing multi-family high-rise complex.
0-25	HHFDC	Kakaako	690 Pohukaina	2	Planning					Site plan to include housing & elementary school. EISPN published in March. Highridge Costa was approved by the HHFDC Board; 625 units for households earning 30 – 120% AMI. Board approved (funding) in November 2022. LIHTC and Tier 2 Rental Housing Revolving Funds will be used to finance the project. HHFDC is planning to convey within one year 28,000 square feet to the DOE for a new public school. Executed development agreement with developer. Delivery of units in 2027 (about same time as Civic Center Rail Station). The development team (Highridge Costa & Form Partners) are working on construction drawings. HHFDC, HCDA, and other major landowners are working on a new electrical circuit that will be required to provide power to upcoming projects in Kaka'ako.
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.

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City & County of Honolulu	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.
	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 completed. Phase 2 expected start next.
	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 UHDC for TOD proof of concept work to determine optimal use of site & other State parcels in area; discussion with potential stakeholders, preliminary concepts to begin early 2023. Planning to do outreach to all stakeholders to develop a master plan.
K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Completed					Completed. Units fully occupied. Provided 53 workforce housing units.	
K-14	COK	Lihue	Lihue Civic Center Redevelopment	9	Planning			350		Awarded FY22 TOD Planning grant for conceptual master plan. They are wrapping up the project. A meeting has been scheduled on August 1, 2024, 5-7 p.m. to discuss the findings.	
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. Kawai'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. Kawai'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 Kawai'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. HHFDC is continuing to work on securing new water source development and allocation. The conditions imposed on the well construction permit made it infeasible. They are working to amend those conditions. Planning to issue RFP in Feb/March 2023.
	H-12	HHFDC/COH	North Kona	Kukuioi and Village 9 Affordable Housing	36	Plan/Des/Constr				400	Subdivision approved in July 2022 for Kukuioi 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 Kukuioi Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioi 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 negotiations is ongoing. The contract is for conceptual master planning and site design for permanent transitional housing.

*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 9/17/2024)

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
County of Maui	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. First tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management
	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Planning	500				Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard was the consultant. West Maui TOD Corridor Plan included a section on framework for resiliency and disaster recovery planning. Copy of the report has been shared with Office of Recovery. She presented to the Maui MPO TAC and Policy Board in February 2024, and TOD Council in April 2024. Project has been completed.
	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

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