

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 69
NOTICE OF MEETING AND AGENDA
Friday, February 21, 2025
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/89338914333?pwd=HdvJgYLxLrHTYaDHFA15Mp9p4f4DAZ.1>

Audio call in (only): (669) 900-6833 or
(719) 359 4580

Meeting ID: 893 3891 4333

Passcode: 082999

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of January 17, 2025 Meeting**
3. **TOD-Related Budget Requests for Recommendation to the 2025 Legislature**
Discussion and action on list of TOD-related budget requests for Fiscal Year 2025-2026 to be recommended for funding by the 2025 State Legislature. See TOD-Related Budget requests in the draft letter in the meeting materials.

State Budget (HB 300/SB 473)

- HHFDC – Cash Infusion for Dwelling Unit Revolving Fund Infusion, Statewide (BED160); Construction. FY 2026 \$20,000,000
- HHFDC – Cash Infusion for Rental Housing Revolving Fund (RHRF), Statewide (BED160); Construction. FY 2026 \$50,000,000
- HHFDC – Cash Infusion for RHTF Tier II, Statewide (BED160); Construction. FY 2026 \$75,000,000
- OPSD – CIP: State Transit-Oriented Development (TOD) Planning, Statewide (BED144); Planning. FY 2026 \$2,000,000

- OPSD – CIP: East Kapolei TOD Infrastructure, O‘ahu (BED144); Planning (EIS Preparation).
FY 2026 \$500,000
- HCDA – CIP: UH West O‘ahu Infrastructure Phase 2, O‘ahu (BED150); Design.
FY 2026 \$5,000,000
- HCDA – CIP: Iwilei-Kapālama Community Development District, O‘ahu (BED150);
Infrastructure Design and Construction. FY 2026 \$12,000,000
- DCR – CIP: New O‘ahu Community Correctional Center Facility, O‘ahu. (PSD900); Plans, Land
Acquisition, Design, and Construction. FY 2026 \$30,000,000
- DLNR – CIP: East Kapolei Transit-Oriented Development Project, O‘ahu. (LNR101); Plans and
Design. FY 2026 \$500,000
- SFA – CIP: Education Workforce Housing, Various Statewide (EDN450); Plans and Design.
FY2026 \$12,000,000

Action: Council approval of Transmittal of TOD Budget Request Recommendations to the Legislature

4. **Informational Presentation: School Facilities Authority Programs of Interest to Transit Oriented Development - Mililani High School Teacher Workforce Housing (Pilot) Project and Statewide Preschool Facilities Program.**
Brian Canevari and Douglas Cullison, School Facilities Authority (SFA)
The presentation will provide a very brief history and current status on the Mililani High School Teacher Workforce Housing (Pilot) Project and future plans for the Workforce Teacher Housing Program. SFA will discuss its preschool program’s accomplishments to date and highlight projects in the pipeline.
5. **TOD-Related Legislative Proposals in the 2025 Legislative Session**
Review of TOD-related bills and resolutions in the 2025 legislative session of interest to the TOD Council and the performance of its duties. A full list of bills being tracked is included in the meeting materials packet. The following are noted for the TOD Council. Please refer to the legislation tracking list for other measures including conveyance tax measures that could increase funding for infrastructure in TOD areas. Bill proponents may be asked to brief the Council on specific measures.
 - **HB 1014/SB 1333 SD1 – Relating to Taxation**
Authorizes the use of county general excise tax surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues.
 - **HB 1007/SB 1326 – Relating to Hawaii Community Development Authority**
Authorizes the Hawai‘i Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the transit-oriented development infrastructure improvement program under the Hawai‘i Community

Development Authority. Repeals the transit-oriented development infrastructure improvement district and board. Effective 7/1/3000. (HD1)

- **HB 1409 HD1/SB 1614 SD1 – Relating to Transit-Oriented Development**
Establishes what constitutes transit-oriented development and incentivizes development in county-designated transit-oriented development areas or zones. Prioritizes the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units.
- **HB 742 HD1/SB 489 – Relating to Transit-Oriented Development**
Requires the Hawai‘i Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawai‘i West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu. Effective 7/1/3000. (HD1)
- **HB 1494 HD1 – Relating to Sports Facilities**
Lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Halawa by the Stadium Authority. Transfers certain special fund moneys earmarked for the development of a new stadium in Halawa to the general fund. Authorizes the issuance of general obligation bonds for a new or upgraded stadium. Renames the Stadium Authority as the Halawa Redevelopment Authority and the Stadium Development District as the Halawa Redevelopment District. Amends the powers and duties of the Halawa Redevelopment Authority. Permits the display of the name of an entity that has purchased naming rights to a stadium operated by the Halawa Redevelopment Authority on the exterior of a stadium. Effective 7/1/3000. (HD1)

6. **Standing Report—Agency Updates on TOD Projects in the 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**
 - East Kapolei
 - Hālawa-Stadium
 - Iwilei-Kapālama
- b. **State and County Projects—Kaua‘i**
- c. **State and County Projects—Hawai‘i**
- d. **State and County Projects—Maui**

7. **Announcements**

a. **Next Meeting and Preliminary Agenda Items for Future Meeting**

- i. March 2025 No Meeting
- ii. **April 11**, 2025 Presentation: OPSD East Kapolei Infrastructure Implementation Master Plan
Presentation: DLNR East Kapolei Urban Design Plan
Updates from Other Agencies Working in the East Kapolei TOD Area

TOD-Related Budget Requests
TOD-Related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements

iii. May 2025 No Meeting

b. Other

8. 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, February 18, 2025, 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. 68
Friday, January 17, 2025
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/20250117TODMTG/GMT20250117-193320_Recording_3840x2160.mp4

| | |
|---|--|
| Members/ Designees Present: | <p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Keith Regan, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Lola Irwin, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Tammy Lee, Department of Transportation (DOT) Ryan Tam, Hawai'i Community Development Authority (HCDA) Benjamin Park Hawai'i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Senator Chris Lee, State Senate Tim Streitz, City and County of Honolulu (City) Jodi Higuchi Sayegusa, County of Kaua'i (COK) David Yamashita, County of Maui (COM) Cathy Camp, Central Pacific Bank, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p> |
| Members/ Designees Excused: | <p>Brooke Wilson, Office of the Governor (GOV) Keith Hayashi, Department of Education (DOE) Representative Luke Evslin, House of Representatives Mayor Kimo Alameda, County of Hawai'i (COH)</p> |
| Other Designees/ Alternates Present: | <p>Seiji Ogawa, OPSD Randy Chu, HHFDC David DePonte, DAGS Heidi Hansen Smith, DOH Celia Mahikoa, COK</p> |
| TOD Council Staff: | <p>Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD</p> |

1. **Call to Order**

Dean Minakami, 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 November 15, 2024 Meeting**

It was moved by Nancy McPherson, seconded by Cathy Camp, and unanimously voted to approve the November 15, 2024 meeting minutes as circulated.

4. **TOD Project Presentation: New Aloha Stadium Entertainment District (NASED)**

Chris Sadayasu, SA Deputy Manager, described the vision for NASED as a vibrant, community-centric, mixed-use district anchored by a sports and entertainment venue. The project covers approximately 98 acres in Hālawā and involves multiple, key stakeholders: Department of Business, Economic Development and Tourism (SA and HCDA); Department of Accounting and General Services (DAGS); Crawford Architects/WT Partnership; O'Melveny Myers (legal); Goldman Sachs (financial); and Aloha Hālawā District Partners (preferred offeror/developer).

Sadayasu highlighted the project as an integrated initiative, involving the design, construction, operation, and maintenance of a new stadium alongside a mixed-use development. State funds and revenue from the mixed-use development will finance the stadium construction and ongoing operations and maintenance. The preferred offeror was selected in October 2024, and a contract should be executed by June 2025. They anticipate the stadium to be completed by the University of Hawai'i football season opener in 2028. The surrounding district is set to include about 4,000, mostly workforce, residential units, hotels (possibly 2-3), offices, retail space, and entertainment facilities, with an expected completion timeframe of 20–30 years.

The goals are to: 1) establish a long-term partnership with the developer; 2) demolish and build a new stadium; 3) create a "live, work, play, thrive" district; and 3) build a long-term, community asset. They do not expect to receive ongoing State payments beyond the upfront contribution. The new stadium will feature a seating capacity of no less than 25,000 and serve multiple uses (e.g. concerts, soccer, graduations, etc.) focusing on the user experience. The State has already contributed \$350 million for design and construction of the project. The developer will need to finance operations and maintenance for 20 to 30 years.

The economic impacts are projected to be over \$2 billion from construction spending, generating 12,000 construction jobs and significant tax revenues. Once fully operational, the project is expected to yield annual wages of \$30 million and over \$40 million in combined tax revenues. He shared that SA requested that OPSD consultants, as part of the TOD Infrastructure Financing Study, look at value capture and ways to use general excise tax (GET) and real property tax to fund infrastructure and other improvements. HR&A Advisors found that the project will provide significant benefits to the State and City and that value capture tools can enhance NASED's financial feasibility, because additional funds may be required to support all capital, operational, and maintenance needs of NASED. HR&A Advisors assessment district, tax increment financing (TIF), and tax sharing agreements might work to fund NASED infrastructure.

5. **Informational Presentation: O‘ahu Regional Transportation Plan (ORTP) 2050 Update**

Mark Garrity, O‘ahu Metropolitan Planning Organization (OMPO) Executive Director, provided an overview of their responsibilities, planning area, need, goals, work products, and scenario planning process. The O‘ahu Regional Transportation Plan 2050 (ORTP 2050) aims to develop a multimodal transportation system that invests in maintenance and supports safety, affordability, resilience to climate change, and cultural commitments. Key strategies include expanding rail and bus rapid transit (BRT) systems, enhancing active transportation options, integrating land use, and improving transportation safety through initiatives like Vision Zero.

Based on the 2022 O‘ahu MPO’s Federal Certification Review, they have incorporated a scenario planning process in the long-range planning process. The purpose is to learn how different sets of potential projects (scenarios) can help achieve the goals and objectives of ORTP 2050. The goal is to see potential tradeoffs and impacts of transportation projects. The rail and bus rapid transit (BRT) scenarios would be more in line with ORTP goals and objectives. BRT between Downtown and Waikiki and Downtown and Hawai‘i Kai had the highest demand. Extensions of the rail system to the University of Hawai‘i and Waikiki were noted as potential enhancements to improve transit use. The roadway-focused scenarios would likely increase vehicles miles traveled (VMT). As far as policy impact, a roadway usage charge (RUC) would have a minimal impact on VMT. Converting high-occupancy vehicle (HOV) lanes to high-occupancy toll (HOT) lanes would reduce both VMT and congestion.

Public outreach efforts reflected strong community support for active and public transportation projects. The community wants improved safety. They have a strong preference for complete streets, more sidewalks and bikeways, extensions to rail, BRT service, and high-occupancy toll (HOT) lanes. Future steps involve updating OMPO’s project evaluation process, identifying projects for inclusion, screening and scoring projects, and developing a project program. Garrity outlined the next steps in the ORTP 2050 development process, including revenue forecasting, project evaluation, and further public outreach. The final report needs to be completed by April 2026.

6. **State TOD-Related Legislation and TOD-Related CIP Budget Requests**

TOD Budget Requests. Seiji Ogawa explained that the TOD Council identifies legislative budget requests for TOD-related projects, and these are brought to the Legislature’s attention during the legislative session. The meeting materials packet included a preliminary list of “TOD-Related CIP Items from the Admin Budget for FY2026.” TOD staff identified them based on a review of the Executive Budget that was published in December 2025. He asked agencies to review the list and let OPSD know if an item should be added or removed.

TOD Council will be taking action at its February meeting to approve their transmittal of a letter to the Legislature recommending funding for items on the final list of TOD-related budget requests.

Budget requests include:

- HHFDC
 - Dwelling Unit Revolving Fund (DURF) Cash Infusion, Statewide; \$20 million
Minakami said DURF has multiple uses, including funding the Iwilei-Kapālama Infrastructure Master Plan.
 - Rental Housing Revolving Fund (RHRF), Tier I, Cash Infusion, Statewide; \$50 million
RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. It is the federal government’s primary program to provide housing for lower income

households. RHRF provides gap funding, so that they can help people at 30 percent AMI where there is a strong need.

- RHRF Tier II Cash Infusion, Statewide; \$75 million
Tier II funding is used to build workforce housing for individuals who fall between 60-120 percent AMI. They cannot qualify for LIHTC housing, but they do not earn enough to purchase market rate housing.
- OPSD
 - State TOD Planning, Statewide; \$2 million
Ogawa mentioned that OPSD awards funding through a RFP process usually during the second half of the year.
 - East Kapolei TOD Infrastructure; \$500,000
Brandon Soo said OPSD is requesting funding to continue work on the East Kapolei TOD Infrastructure Implementation Master Plan and Programmatic EIS similar to the work being done in Iwilei-Kapālama.
- HCDA
 - University of Hawai'i – West O'ahu Infrastructure Phase 2; \$5 million
Ryan Tam reported that the funding will continue the extension of Road D connecting to the rail station.
 - Iwilei-Kapālama Community Development District; \$12 million (Design and Construction)
This will continue development of infrastructure in the Iwilei-Kapālama area.
- Department of Corrections and Rehabilitation (DCR)
 - New O'ahu Community Correctional Center Facility (OCCC); \$30 million
Wayne Takara said the \$30 million is to continue the design process.
- Department of Land and Natural Resources (DLNR)
 - East Kapolei TOD Project; \$500,000
Ian Hironaka explained the funding will allow them to use money from the Land Special Fund for additional planning work and studies. They are looking at publishing their EIS this summer. While they are receiving comments and working on the final EIS, they would like to hire a development consultant to develop an RFP.
- School Facilities Authority (SFA)
 - Brian Canevari commented that the funding request will allow them to do RFPs for Phase 1 sites. SFA is using a design, build, operate, and maintain public-private partnership model for now. The original funding of \$170 million was going to cover three sites for teacher housing: Nanakuli, Mililani, and Waipahu. The amount was reduced to \$5 million due to the Lahaina wildfire. SFA used it to hire a consultant, The Wilhelm Group (TWG), to develop an RFP. The project was awarded to Pacific Housing Assistance Corporation in August 2024. They will be presenting at the February TOD Council Meeting.

Bills of Interest to the TOD Council. Mary Alice Evans shared that OPSD staff monitors TOD-related measures and provides updates on measures to the TOD Council during the legislative session. TOD Co-Chairs are planning to provide TOD Council testimony on TOD-related bills in the Admin package and possibly other TOD-related measures. She mentioned several proposals that may be of interest such as the GET extension for the Neighbor Islands, conveyance tax allocation for

DURF and removal of the caps, HCDA amendments to its TOD infrastructure improvement district program. The list will be shared with the TOD Council. The Governor's bill package will be introduced after his State of State Address on Tuesday, January 21, 2025.

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

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

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

East Kapolei TOD Zoning. Tim Streitz said the City is close to finalizing the maps. They are hoping to have a public meeting and request for comments within the next two months.

East Kapolei TOD Infrastructure Implementation Master Plan. Soo reported OPSD is planning the infrastructure for all of the State lands around the three rail stations. The consultants have completed the existing conditions assessment and will be reaching out to landowners and agencies for more information on anticipated projects to conduct the buildout assessment needed to identify any infrastructure gaps.

Iwilei-Kapālama

City Kūwili Station TOD Redevelopment Area Master Planning. Streitz reported they are finalizing the award documents and concurrently working on procurement.

Iwilei-Kapālama Area. Tam shared that HCDA has a 25-kv powerline project underway to support Mayor Wright Housing and Liliha Civic Center. The contractor is evaluating different alignments with one possibility of going up Akepo Lane.

c. **State and County Projects—Maui**

HHFDC Front Street Apartments. Minakami announced that HHFDC is having a public meeting on the project scheduled for January 29, 2025, 5 p.m. at Lahainaluna High School Cafeteria.

Kahului Mixed-Use Civic Complex. Randy Chu reported the development agreement has been executed and an SMA application of the project has been submitted.

8. **Announcements**

a. **2024 TOD Council Annual Report**

Evans announced that the 2024 TOD Council Annual Report has been posted at the TOD Council website and distributed to the Legislature and the TOD Council email list. The document is available by clicking on the agenda item "7a. 2024 TOD Council Annual Report." She thanked everyone for their efforts in 2024 and for their comments on the draft.

Kanoelani

Karen Seddon, EAH Housing

Kiana Otsuka, OMPO

Lauren Yasaka, DLNR

Leelynn Brady, Access to Independence

Lindsay Apperson, Governor's Housing Team

Mark Garrity, OMPO

Pane Meatoga III, Operating Engineers Local 3

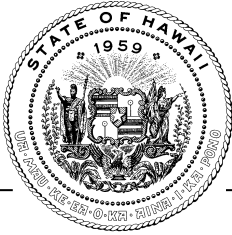
Riley Saito, COH

Sery Berhanu, HCDA

Shannon Arquitola, COH Planning Department

Tami Whitney, Governor's Housing Team

Zac Bergum, COH Mass Transit Agency (MTA)



HAWAI'I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804
Website: <http://planning.hawaii.gov/state-tod/>

Telephone: (808) 587-2846
Fax: (808) 587-2824

DRAFT

DTS202502131034MI

February 21, 2025

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

The Honorable Nadine K. Nakamura, Speaker,
and Members of the House of Representatives
State Capitol, Room 431
Honolulu, Hawai'i 96813

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

On behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) established pursuant to Act 130, Session Laws of Hawai'i 2016, we are pleased to transmit for legislators' consideration a list of transit-oriented development (TOD)-related budget requests recommended for funding, which are included in the proposed Executive Budget (House Bill 300/Senate Bill 473).

The TOD Council is charged with reviewing TOD-related CIP budget requests to the Legislature pursuant to Hawai'i Revised Statutes Section 226-63. At its February 21, 2025 meeting, the TOD Council reviewed and endorsed the following TOD-related CIP and general fund requests for funding by the Legislature for Fiscal Year 2026. The funding requests below will: (1) advance projects that promote TOD around existing or proposed transit stations, or (2) greatly expand funding and financing available for affordable housing, water and wastewater infrastructure improvements, and road improvements in TOD areas. These investments will spur housing production, job creation, and the overall improvement of neighborhoods in these areas. Please note that the revolving funds are available for housing and infrastructure in both TOD and non-TOD areas.

| Expending Agency | Summary | Program ID | FY 2026 |
|---|---|---------------|--------------|
| HHFDC – Cash Infusion for Dwelling Unit Revolving Fund (DURF) Infusion, Statewide | Construction. General fund infusion to HHFDC's DURF to boost financing for affordable housing units. It has multiple uses including funding infrastructure and infrastructure master plans. | BED160 | \$20,000,000 |
| HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide | Construction. General fund infusion to HHFDC's RHRF to boost financing for affordable housing units. RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. RHRF provides gap funding, so that | BED160 | \$50,000,000 |

| Expending Agency | Summary | Program ID | FY 2026 |
|---|--|---------------|--------------|
| | they can help people at 30 percent AMI where there is a strong need. | | |
| HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF) Tier II, Statewide | Construction. General fund infusion to HHFDC’s RHRF to build more workforce housing for people who fall between 60-120 percent AMI. | BED160 | \$75,000,000 |
| OPSD – State Transit-Oriented Development (TOD) Planning, Statewide | CIP: Plans, feasibility studies, master plans, infrastructure assessments, cost estimation, preparation of environmental review documents as needed to advance TOD priority projects identified in the State TOD Strategic Plan, including support for coordination and collaboration of State and county agencies to plan and implement key projects. | BED144 | \$2,000,000 |
| OPSD – East Kapolei TOD Infrastructure, O’ahu | CIP: Funding to prepare a Programmatic EIS for the East Kapolei TOD Infrastructure Implementation Master Plan (in progress), similar to the EIS being prepared for the Iwilei Infrastructure Master Plan. | BED144 | \$500,000 |
| HCDA – UH West O’ahu Infrastructure Phase 2, O’ahu | CIP: Design of additional infrastructure - road, drainage, electrical, sewer, and water, that will enable the development of additional UH West O’ahu Lands along Kualaka’i Parkway, near transit stations. | BED150 | \$5,000,000 |
| HCDA – Iwilei-Kapālama Community Development District, O’ahu | CIP: Support ongoing efforts to develop TOD infrastructure at Iwilei-Kapālama. Design (\$10,000,000) and construction (\$2,000,000). | BED150 | \$12,000,000 |
| DCR – New O’ahu Community Correctional Center Facility, O’ahu | CIP: Plans (\$29,997,000), Land Acquisition (\$1,000), Design (\$1,000), and Construction (\$1,000) for new facility at current site of Hālawā Animal Quarantine Station. Funding will allow DCR to continue the design process of their new facility. Once completed, it would allow redevelopment of Dillingham OCCC site to be redeveloped for mixed-use TOD. | PSD900 | \$30,000,000 |
| DLNR – East Kapolei Transit-Oriented Development Project, O’ahu | CIP: Plans (\$499,000) and Design (\$1,000). Funding will allow DLNR to use money from the Land Special Fund for additional planning work and studies. | BED180 | \$500,000 |

| Expending Agency | Summary | Program ID | FY 2026 |
|---|--|-------------------|----------------|
| SFA – CIP: Education Workforce Housing, Various Statewide | CIP: Plans (\$1,800,000) and Design (\$10,200,000). | EDN450 | \$12,000,000 |

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

Thank you for your consideration of the TOD Council recommendations.

Sincerely,

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

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

Enclosure

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

Measure Tracking Report: TODCouncil2025




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| Measure | Notes | Current Status | Introducer(s) | Referral | Companion |
|---|-------|---|---|---------------|-----------|
| <p>HB300 State Budget  RELATING TO THE STATE BUDGET. Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2025-2026 and 2026-2027.</p> | | (H) 1/21/2025 - Referred to FIN, referral sheet 1 | NAKAMURA (Introduced by request of another party) | FIN | SB473 |
| <p>HB375 Hawaii State Association of Counties Package; County Surcharge on State Tax; General Excise Tax Law; Extension  RELATING TO GENERAL EXCISE TAX. Authorizes each county that has established a surcharge on state tax before 7/1/2015 to extend the surcharge until 12/31/2045, at the same rates, if the county does so before 1/1/2028; Provides that no county surcharge on state tax authorized for a county that has not established a surcharge on state tax before 7/1/2015, shall be levied before 1/1/2019, or after 12/31/2045; and Repeals certain conditions on the use of surcharges received from the State for counties having a population equal to or less than 500,000 that adopt a county surcharge on state tax.</p> | | (H) 1/21/2025 - Referred to FIN, referral sheet 1 | NAKAMURA | FIN | SB467 |
| <p>HB377 Hawaii State Association of Counties Package; DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund  RELATING TO THE CONVEYANCE TAX. Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Special Fund and, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund.</p> | | (H) 1/21/2025 - Referred to HSG, HSH, FIN, referral sheet 1 | NAKAMURA (Introduced by request of another party) | HSG, HSH, FIN | SB469 |

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|---|--|---|---|----------------------|---------------|
|  | <p><u>HB416 HD1</u> <u>Housing Development; HHFDC; County Council Approval Exemption; State-Financing; Infrastructure</u> RELATING TO HOUSING. Exempts certain state-financed housing developments from the requirement to obtain approval from the applicable county council. Authorizes a county planning director to reject certain permit applications due to a lack of infrastructure. Effective 7/1/3000. (HD1)</p> | <p>(H) <u>2/13/2025</u> - Passed Second Reading as amended in HD 1 and referred to the committee(s) on JHA with none voting aye with reservations; none voting no (0) and Representative(s) Cochran, Kitagawa, Ward excused (3).</p> | <p>EVSLIN</p> | <p>HSG, JHA</p> | <p>SB27</p> |
|  | <p><u>HB419</u> <u>Housing Development; Exemptions; Counties</u> RELATING TO HOUSING. Decreases the time period for the legislative body of a county to approve, approve with modification, or disapprove housing developments exempt from certain requirements pursuant to section 201H-38, HRS, from forty-five days to thirty days.</p> | <p>(H) <u>2/7/2025</u> - The committee(s) on HSG recommend(s) that the measure be deferred.</p> | <p>EVSLIN</p> | <p>HSG, JHA</p> | <p>SB93</p> |
|  | <p><u>HB738 HD2</u> <u>Historic Preservation; County-designated Transit-oriented Development; SHPD Review; Historic Property</u> RELATING TO HISTORIC PRESERVATION. Creates a process for expediting the review of majority-residential mixed-use transit-oriented development or residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources. Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project. Creates a ninety-day limit, or thirty-day if no historic property is to be affected, to concur or not concur with project effect determinations. Exempts projects with written concurrence from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area. Establishes notice and reporting requirements if there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area after the initial written concurrence. Effective 7/1/3000. (HD2)</p> | <p>(H) <u>2/13/2025</u> - Report adopted; referred to the committee(s) on JHA as amended in HD 2 with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Cochran, Kitagawa, Ward excused (3).</p> | <p>EVSLIN, LOWEN, MARTEN, MORIKAWA, NAKAMURA, SOUZA, TAKAYAMA, TAM, TARNAS, Amato</p> | <p>HSG, WAL, JHA</p> | <p>SB1263</p> |
|  | <p><u>HB742 HD1</u> <u>Hawaii Community Development Authority; Transit-oriented Development Infrastructure Improvement Districts; Environmental Impact Statements</u> RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Requires the Hawaii Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawaii West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu. Effective 7/1/3000. (HD1)</p> | <p>(H) <u>2/11/2025</u> - The committee(s) on WAL recommend(s) that the measure be deferred.</p> | <p>EVSLIN, MIYAKE</p> | <p>EEP, WAL, FIN</p> | <p>SB489</p> |

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|--|---|---|--|-----------------------------|
|  | <p><u>HB743 HD1</u> <u>Land Use; Fiscal Impact Model; Fiscal Sustainability; Appropriation</u> RELATING TO FISCAL SUSTAINABILITY. Requires the Office of Planning and Sustainable Development to develop a model that assesses the fiscal impacts of land use development projects and regional infrastructure investments. Appropriates funds. Effective 7/1/3000. (HD1)</p> | <p>(H) <u>2/14/2025</u> - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Cochran, Matayoshi, Poepoe, Ward excused (4).</p> | <p>EVSLIN, AMATO, CHUN, GRANDINETTI, HOLT, IWAMOTO, KILA, KITAGAWA, LAMOSAO, MARTEN, MIYAKE, MORIKAWA, POEPOE, REYES ODA, TODD, WARD</p> | <p>WAL, FIN</p> |
|  | <p><u>HB1007 HD2</u> <u>Transit-Oriented Development Infrastructure Improvement Program; HCDA; Department of Business, Economic Development, and Tourism; Program</u> RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Authorizes the Hawaii Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the transit-oriented development infrastructure improvement program under the Hawaii Community Development Authority. Repeals the transit-oriented development infrastructure improvement district and board. Effective 7/1/3000. (HD2)</p> | <p>(H) <u>2/14/2025</u> - Report adopted; referred to the committee(s) on FIN as amended in HD 2 with none voting aye with reservations; none voting no (0) and Representative(s) Cochran, Matayoshi, Poepoe, Ward excused (4).</p> | <p>NAKAMURA (Introduced by request of another party)</p> | <p>WAL, JHA, FIN SB1326</p> |
|  | <p><u>HB1014</u> <u>County Surcharge on State Tax; Regional Infrastructure</u> RELATING TO TAXATION. Authorizes the use of county surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues.</p> | <p>(H) <u>1/23/2025</u> - Referred to WAL, FIN, referral sheet 3</p> | <p>NAKAMURA (Introduced by request of another party)</p> | <p>WAL, FIN SB1333</p> |
|  | <p><u>HB1208</u> <u>DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Special Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Appropriation</u> RELATING TO THE CONVEYANCE TAX. Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new</p> | <p>(H) <u>1/27/2025</u> - Referred to HSG, HSH, FIN, referral sheet 4</p> | <p>BELATTI, GRANDINETTI, IWAMOTO, MARTEN, MURAOKA</p> | <p>HSG, HSH, FIN</p> |

exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Fund, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Effective 7/1/2026.

HB1409 HD1

Transit-oriented Development; Counties; Rental Housing Revolving Fund; Infrastructure; Transit Supportive Density

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Amends the funding priorities of the Rental Housing Revolving Fund to incentivize development in areas that satisfy transit-supportive density requirements. Allocates a minimum percentage of Rental Housing Revolving Fund moneys for certain mixed-income rental housings projects. Requires the Transit-Oriented Development Infrastructure Improvement District Board to consider the infrastructure needs of transit-supportive density requirements. Requires the strategic plan developed by the Hawaii Interagency Council for Transit-Oriented Development to delineate county-designated transit-oriented development areas for each county. Effective 7/1/3000. (HD1)

(H) 2/14/2025 - Report adopted; referred to the committee(s) on FIN with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Cochran, Matayoshi, Poepoe, Ward excused (4).

EVSLIN, AMATO, BELATTI, GRANDINETTI, HOLT, KAHALOA, KEOHOKAPU-LEE LOY, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, TAKAYAMA, TARNAS

HSG, WAL, FIN SB1614



HB1410 HD2

Conveyance Tax; Supportive Housing Special Fund; Dwelling Unit Revolving Fund; Infrastructure Funding; County-designated Transit-oriented Development

RELATING TO HOUSING.

Establishes the Supportive Housing Special Fund. Restructures the conveyance tax to a marginal rate system and adjusts the tax for multifamily properties to reflect value on a per-unit basis. Allocates revenues from conveyance tax collections to the Supportive Housing Special Fund. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas that meet minimum standards of transit-supportive density. Effective 7/1/3000. (HD2)

(H) 2/14/2025 - Report adopted; referred to the committee(s) on FIN as amended in HD 2 with Representative(s) Alcos, Matsumoto, Reyes Oda voting aye with reservations; Representative(s) Garcia, Muraoka, Pierick voting no (3) and Representative(s) Cochran, Matayoshi, Poepoe, Ward excused (4).

EVSLIN, AMATO, BELATTI, IWAMOTO, KAHALOA, KAPELA, LAMOSAO, MARTEN, MORIKAWA, TARNAS, Kila

HSG, WAL, FIN



HB1451 HD1

HCDA; Affordable Housing Development; Task Force; State Lands; Appropriation

RELATING TO AFFORDABLE HOUSING.

Establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. Appropriates funds. Effective 7/1/3000. (HD1)

(H) 2/4/2025 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with Representative(s) Garcia voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Cochran, Kong, Ward excused (3).

TAM, AMATO, BELATTI, KAHALOA, KAPELA, KEOHOKAPU-LEE LOY, KILA, LOWEN, MARTEN, MATAYOSHI, PERRUSO, SOUZA, TARNAS, TEMPLO, TODD

HSG, WAL, FIN SB26



HB1480

Housing; Exemptions; Transit-Oriented Zones;

(H) 1/27/2025 - Referred to HSG, WAL, JHA, referral sheet 4

TAKENOUCHI

HSG, WAL, JHA SB806



Development

RELATING TO HOUSING.

Requires housing projects developed pursuant to section 201H-38, HRS, to be located within county-designated transit-oriented zones.

HB1484 HD1DOT; HCDA; Transit-Oriented Community Improvement Partnership; Community Improvement Revolving Fund; Tax Exemption; Zoning and Land Use Exemptions; Reports; Appropriation

RELATING TO TRANSIT ORIENTED DEVELOPMENT.

Establishes the Transit-Oriented Community Improvement Partnership within the Department of Transportation. Establishes the Community Improvement Revolving Fund. Requires annual reports to the Legislature. Appropriates funds. Effective 7/1/3000. (HD1)

(H) 2/6/2025 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Ward excused (1).

EVSLIN, MIYAKE

HSG/TRN, WAL, FIN SB1669

HB1494 HD2Sports Facilities; UH; Stadium Authority; New Stadium; GO Bonds; Lapse; Stadium Development Special Fund; Halawa Redevelopment; Appropriations

RELATING TO SPORTS FACILITIES.

Lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Halawa by the Stadium Authority. Transfers certain special fund moneys earmarked for the development of a new stadium in Halawa to the general fund. Authorizes the issuance of general obligation bonds for a new stadium on the University of Hawaii at Manoa campus. Renames the Stadium Authority as the Halawa Redevelopment Authority and the Stadium Development District as the Halawa Redevelopment District. Amends the powers and duties of the Halawa Redevelopment Authority. Effective 7/1/3000. (HD2)

(H) 2/14/2025 - Report adopted; referred to the committee(s) on FIN as amended in HD 2 with Representative(s) Garcia voting aye with reservations; Representative(s) Holt voting no (1) and Representative(s) Cochran, Matayoshi, Poepoe, Ward excused (4).

GARRETT, YAMASHITA

WAL, HED, FIN

SB26 SD1HCDA; Affordable Housing Development; Task Force; Study; State Lands; Transit-Oriented Development; Mayor Wright Homes; Appropriations

RELATING TO AFFORDABLE HOUSING.

Establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. Appropriates funds. (SD1)

(S) 2/13/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, FEVELLA, HASHIMOTO, SAN BUENAVENTURA, Gabbard, Wakai

HOU/WTL, WAM HB1451

**SB27 SD1**Housing Development; County Council Approval Exemption; State Financing Commitments

RELATING TO HOUSING.

Exempts housing developments that have obtained financing

(S) 2/5/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, FEVELLA, HASHIMOTO, Moriwaki, Wakai HOU, WAM

HB416

commitments from the State from the requirement to obtain approval from the applicable county council. (SD1)

SB41

Conveyance Tax; Dwelling Unit Revolving Fund;



Rental Housing Revolving Fund; Allocations

RELATING TO THE CONVEYANCE TAX.

Allocates ten per cent of conveyance tax collections to the Dwelling Unit Revolving Fund. Removes the annual cap on conveyance taxes paid into the Rental Housing Revolving Fund.

(S) 1/16/2025 - Referred to HOU/WTL, WAM.

CHANG, MCKELVEY, RHOADS, SAN BUENAVENTURA, Fevella, Moriwaki

HOU/WTL, WAM

SB68 SD1

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



RELATING TO THE DEPARTMENT OF HOUSING.

Establishes the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority within the Department of Housing for administrative purposes. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority. Effective 7/1/2050. (SD1)

(S) 2/12/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, FEVELLA, HASHIMOTO, Moriwaki

HOU/GVO, WAM

SB93

Housing Development; Exemptions; Counties



RELATING TO HOUSING.

Decreases the time period for the legislative body of a county to approve, approve with modification, or disapprove housing developments exempt from certain requirements pursuant to section 201H-38, HRS, from forty-five days to thirty days.

(S) 1/16/2025 - Referred to HOU/EIG, JDC.

ELEFANTE, AQUINO, CHANG, GABBARD, HASHIMOTO, Moriwaki

HOU/EIG, JDC HB419

SB374

Tax Increment Bonds; County Debt Limit Statements; Comprehensive Economic Impact Analysis; Reports



RELATING TO TAX INCREMENT BONDS.

Requires counties to commission a comprehensive economic impact analysis before issuing tax increment bonds and make the analysis publicly available. Requires counties issuing tax increment bonds to conduct publicly available biennial independent audits and report to the Legislature. Requires counties issuing tax increment bonds to establish a review board to oversee tax increment bond projects. Restricts the amount of total outstanding tax increment bonds that may be excluded from the calculation of a county's debt limits from exceeding twenty per cent. Conforms county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.

(S) 1/21/2025 - Referred to EIG, WAM.

MCKELVEY, FEVELLA, KIDANI, Fukunaga, Hashimoto

EIG, WAM

SB489Hawaii Community Development Authority; Transit-oriented Development Infrastructure Improvement Districts; Environmental Impact Statements

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Requires the Hawaii Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawaii West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu.

(S) 1/21/2025 - Referred to WTL, WAM.

CHANG

WTL, WAM

HB742

**SB806**Housing; Exemptions; Transit-Oriented Zones; Development

RELATING TO HOUSING.

Requires housing projects developed pursuant to section 201H-38, HRS, to be located within county-designated transit-oriented zones.

(S) 1/23/2025 - Referred to HOU/WTL, WAM.

FUKUNAGA

HOU/WTL,
WAM

HB1480

**SB1157**LUC; Counties; State Land Use District; Boundary Amendments; Transit-Oriented Development

RELATING TO THE LAND USE COMMISSION.

Allows the counties to amend district boundaries involving land areas greater than fifteen acres without appearing before the Land Use Commission if the affected lands are included in the County General Plan or County Development Plan. Requests the LUC to update the digital state land use district maps and to encourage transit-oriented development that preserves the character of the State's rural areas.

(S) 1/23/2025 - Referred to WTL/EIG, WAM.

GABBARD, San Buenaventura

WTL/EIG, WAM

**SB1218**DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund

RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Repeals the separate conveyance tax rates for the sale of a condominium or single family residence for which the purchaser is ineligible for a county homeowner's exemption on property tax and establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Special Fund and general fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund.

(S) 1/27/2025 - Referred to HHS/HOU/WTL, WAM.

MORIWAKI

HHS/HOU/WTL,
WAM

SB1263 SD1DLNR; Historic Preservation; County-Designated Transit-Oriented Development; Historic Property; State or County Housing Projects; Community Development Districts

RELATING TO HISTORIC PRESERVATION.

Creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources. Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project. Creates a ninety-calendar-day limit for the Department of Land and Natural Resources to concur or not concur with project effect determinations, under certain conditions. Establishes certain requirements for the notification and submission of projects under historic preservation law. Provides that projects with written concurrence are exempt from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area, under certain conditions. Requires community development districts and state or county housing projects to undergo a programmatic review. (SD1)

(S) 2/12/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to JDC.

CHANG

HOU, JDC

HB738

**SB1326**Transit-Oriented Development Infrastructure Improvement Program; HCDA; Department of Business, Economic Development, and Tourism; Program

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

Authorizes the Hawaii Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the transit-oriented development infrastructure improvement program. Repeals the transit-oriented development infrastructure improvement district and board, under chapter 206E, part X, HRS. Makes additional consistent revisions to chapter 206E.

(S) 1/27/2025 - Referred to TCA, WAM.

KOUCHI (Introduced by request of another party)

TCA, WAM

HB1007

**SB1333 SD1**County Surcharge on State Tax; Regional Infrastructure

RELATING TO TAXATION.

Authorizes the use of county surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues. (SD1)

(S) 2/13/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

KOUCHI (Introduced by request of another party)

HOU, WAM

HB1014



SB1614 SD1Transit-oriented Development; Counties; Rental Housing Revolving Fund

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Establishes what constitutes transit-oriented development and incentivizes development in county-designated transit-oriented development areas or zones. Prioritizes the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units. Effective 7/1/2050. (SD1)

(S) 2/14/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM. CHANG

HOU/WTL,
WAM HB1409

SB1669 SD1DOT; Hawaii Community Development Authority; Transit Oriented Community Improvement Partnership; Community Improvement Revolving Fund; Exemptions; Reports; Appropriations

RELATING TO TRANSIT ORIENTED DEVELOPMENT.

Establishes the Transit Oriented Community Improvement Partnership within the Department of Transportation. Establishes the Community Improvement Revolving Fund. Allows for transfers of land development rights to the Partnership. Requires annual reports to the Legislature. Appropriates funds. Effective 7/1/2050. (SD1)

(S) 2/12/2025 - The committee(s) on WAM recommend(s) that the measure be PASSED, WITH AMENDMENTS. The votes in WAM were as follows: 13 Aye(s): Senator(s) Dela Cruz, Moriwaki, Aquino, DeCoite, Elefante, Hashimoto, Inouye, Kanuha, Kidani, Kim, Lee, C., Wakai, Fevella; Aye(s) with reservations: none ; 0 No(es): none; and 0 Excused: none. LEE, C., CHANG, DELA CRUZ, HASHIMOTO

TCA/HOU, WAM HB1484

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

(as of 2/12/2025)

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

| | Proj ID | Agency | TOD Station or Area | Project | Area (Acres) | Proj Phase | 2024 Project Status |
|--------------|---------|--------|--------------------------------------|---|--------------|--------------|--|
| East Kapolei | 0-01 | DHHL | Kualakai (E Kapolei) | Kauluokahai Increment II-A, Multi-Family/Commercial | 33 | Planning | 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 | 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 | 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 | \$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 | 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. |
| | 0-07 | DOE | Honouliuli (Hoopili) | East Kapolei High School | 45 | Planning | 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/Const | 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. |

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

(as of 2/12/2025)

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|----------------|---------|--------------|--|--|--------------|--------------|--|
| | 0-40 | HCDA | Kualakai (E Kapolei), Keoneae (UHWO), Honouliuli (Hoopili) | East Kapolei Neighborhood TOD Parking Infrastructure Plan | 1500 | Pre-Planning | Incorporated in TOD Strat Plan in Sept 2022. Parking needs to be evaluated in East Kapolei Infrastructure Implementation Master Plan Project. |
| | 0-09 | HHFDC/DAGS/D | Waipahu Transit | Waipahu Civic Center TOD Project | 10 | Pre-Planning | No change in status. |
| | 0-11 | UH-LCC | Leeward Comm | UH Leeward Community College TOD Master | 50 | Pre-Planning | No update. |
| | 0-12 | HPHA | Pearl Highlands | Hale Laulima Homes | 4 | Planning | 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 | EIS accepted Sept 2022. Project will be a design-build-operate-maintain-contract delivered as one integrated public-private partnership (P3) project. \$350 million in GO bond funding for CIP and \$50 million in general funds were approved in 2022. From the \$400 million appropriated, \$350 million will be provided to the NASED developer as a State contribution to the design and construction of the new stadium. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the stadium and development real estate portion. They need to generate own revenue to finance it. Navy Region Hawaii said development will have no impact on their operations. Aloha Halawa District Partners was approved in October 2024 as the preferred offeror. They are currently in 3rd phase of the procurement process called "diligence discussion phase." Contract needs to be executive by June 2025. The project is expected to be completed by the 2028 football season. HR&A Advisors found that the project will provide significant benefits to the State and City and that value capture tools can enhance NASED's financial feasibility, because additional funds may be required to support all capital, operational, and maintenance needs of NASED. |
| | 0-14 | HPHA | Halawa | Puuwai Momi Homes/Conceptual Master Plan | 12 | Planning | \$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. |
| Halawa-Stadium | 0-15 | DHHL | Lagoon Drive, Middle | Moanalua Kai Conceptual Plan | 14 | Pre-Planning | Feasibility report completed Sep 2019; no change in status. |
| | 0-16 | DCR/DAGS | Middle St., Kalihi | Oahu Community Correctional Center (OCCC) Site Redevelopment | 16 | Planning | 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. This project is prerequisite for redevelopment of the redevelopment of the current OCCC site. |
| | 0-17 | HPHA | Kalihi | Kamehameha and Kaahumanu Homes | 23 | Planning | 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 Redevelopment | 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. |

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| Iwilei-Kapalama | 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 | Design/Const | 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 | 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 | Design/Const | 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. |
| | 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. |
| | 0-25 | HHFDC | Kakaako | 690 Pohukaina | 2 | Design | 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 | 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. | |

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| City & County of Honolulu | 0-32 | CCH | Iwilei, Kapalama | Iwilei-Kapalama Infrastructure Master Plan (multiple projs) | 581 | Pln/Des/Const | 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. HCDA has a 25-kv powerline project underway to support Mayor Wright Housing and Liliha Civic Center. The contractor is evaluating different alignments with one possibility of going up Akepo Lane. |
| | 0-42 | CCH | Iwilei | Kuwili Station TOD Redevelopment Area Master Planning | 20 | Planning | Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for conceptual master planning for Kuwili Station area. Finalizing the award documents and concurrently working on procurement. |
| | 0-33 | CCH | Pearlridge | Pearlridge Bus Center/TOD Project | 3 | Design/Const | 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 | 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 (multiple projs) | | Design/Const | 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 (multiple projs) | | Pln/Des/Const | Hikimoo 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 | Pln Complete | Master Plan completed. Some short-term and mid-term improvements under way. |
| | K-18 | COK | Lihue | Lihue Town TOD Infill Development | | Planning | Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for TOD multifamily housing study. |
| | 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 | Awarded FY22 TOD Planning grant for conceptual master plan. Project completed. The goal was to address the critical need for affordable and especially "missing middle" housing on Kaua'i. 2023 Lihue Civic Center Mobility Plan identified housing opportunities in this area. Project developed multifamily housing prototypes and analyzed feasibility of siting multifamily housing at the County's Lihue Civic Center property. Four building prototypes proved viable in the Opticos model. The project site is able to absorb 500 middle-income affordable housing units over five years. To enhance site feasibility and increase density, it was recommended that the developer relocate parking to nearby lots. The study examined key challenges such as sewer capacity, stormwater management, and infrastructure needs. |

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| County of Kauai | K-15 | COK | Lihue | Lihue Civic Center Mobility Plan | 12 | Pln Completed | Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023. |
| | K-03 | COK/KHA | Koloa | Koae Workforce Housing Development | 11 | Completed | Construction of 134 units complete; all units leased. |
| | K-04 | COK/KHA/HHFDC | Eleele | Lima Ola Workforce Housing Development | 75 | Design/Const | 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/Potential 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 Road Resurfacing Project | | Pln/Des/Const | Environmental work complete. County currently working with its consultant to complete final design for reconstructing Hanapepe Road with pedestrian facilities. Construction to start late 2024 or early 2025. |
| | K-08 | HHSC/COK | Kapaa | Samuel Mahelona State Hospital/TOD Master Plan | 34 | Planning | 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 | Received FY24 TOD CIP Planning Funds. Alternate site for HPHA Ka Lei Momi master development agreement. |
| | K-09 | COK/DPW | Kapaa | Kawaihau/Hawaala/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) | | Design/Const | Final design underway; RAISE grant award approved and received. Anticipated to get funding obligation in May 2023. Construction expected to begin in April- June 2024. |
| | K-11 | COK/DPW | Maluhia Rd | South Shore Shuttle | | Planning | Included in Poipu Rd Safety Project, which recently received Federal RAISE Grant funding. Strategically located, accessible, ADA-compliant bus stops with passenger shelters are included in the project plans. Implementation/operational budget to be defined by end of March 2022. No action due to operational constraints. |
| | 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. No action due to operational constraints. |

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| | K-13 | COK/PD/KHA | Kekaha-Lihue Line | Waimea 400 (fka Waimea Lands Master Plan) | 34 | Planning | Conceptual master plan completed. Awarded FY23 TOD CIP Planning Funds to do master planning for affordable housing; 200 single and multi-family units expected. Kaaui 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 | 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. Kaaui 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 Kaaui 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. |
| County of Hawaii | 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 | | Pre-Planning | Received US EDA grant for Puna Region; Will require additional funds for final EIS, design & construction. County's programmatic EIS now underway. Feasibility & site analysis for various locations in Puna District, including Keaau. |
| | H-13 | COH | Pahoa | Pahoa Transit Hub | | Planning | Awarded FY22 TOD CIP Planning grant for site selection, conceptual master plan. Kick-off in July 2022; partnering w/ HSPLS to study co-location of public library w/ transit hub. Consultant doing site selection analysis, environmental assessment, and public meetings. Will put together a report and recommendation to purchase property, if needed. Contract amendment executed with OPSD to add \$350,000 in HSPLS funds for co-location of the Pāhoā Public Library. SSFM is preparing the materials and creating a website for public outreach. Three possible sites have been identified for community feedback. The next step will be planning and design. EA 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 | 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 | 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. | |

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| County of Hawaii | H-15 | DAGS/COH | Kailua-Kona | State Kailua-Kona Civic Center | TBD | Pre-Planning | Incorporated in Strat Plan in Sept 2022. Partnered with COH Mass Transit Agency on a 2022 TOD CIP Planning Grant Study to co-locate with Kailua-Kona Transit Hub. 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-09 | COH | Kailua-Kona | Kona Transit Hub (formerly Old Airport Transit Station) | 14 | Planning | \$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 | Design/Const | 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 | 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 | Kukuioala and Village 9 Affordable Housing | 36 | Pln/Des/Const | Subdivision approved in July 2022 for Kukuioala Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioala Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioala Village for emergency housing. Awarded FY24 TOD CIP Planning Funds. 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. |
| | M-01 | HHFDC | Lahaina | Villages of Lealii Affordable Hsg Projects | 1033 | Pln/Des/Const | 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 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. |

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| County of Maui | M-06 | COM | Lahaina-Kaanapali | West Maui TOD Corridor Plan | | Proj Completed | 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 Maui Office of Recovery. Presented to the Maui MPO TAC and Policy Board in February 2024 and TOD Council in April 2024. Project completed March 2024. |
| | M-02 | HHFDC/DAGS | Kahului | Kahului Civic Center Mixed-Use Complex | 6 | Plan/Design | 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. HSPLS wants to build an innovation center on the first floor that will include makerspaces, meeting rooms, kitchen, etc. HHFDC is collaborating with EAH Housing (EAH) and DAGS to refine the site design. Development agreement has been executed and an SMA application of the project has been submitted. |
| | M-03 | COM | Kahului | Central Maui Transit Hub | 0.5 | Construction | Central Maui Transit Hub opened in November 2024. |
| | 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 | Planning | 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 | | Planning | 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. |

20-Dec-24



Cities for People

AN EVENING WITH JAN GEHL

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VIRTUAL TICKETS

Jan Gehl, a Danish architect and Urban Planner has spent a generation studying our behavioral patterns in cities. In this film, Gehl travels around the Nordic cities and explains why some cities are inviting and how others actually repel us, leaving us cold.

Join us for a viewing of *Cities for People*. Immediately following viewing the film, we will receive a live presentation and Q&A session from Jan Gehl himself, via ZOOM.



**THURSDAY
27 FEBRUARY**



**TIME
6:00PM-9:00PM**



**700 BISHOP STREET, SUITE 1701
HONOLULU, HI 96813**



**PUPUS AND DRINKS
WILL BE PROVIDED**



**40 IN PERSON SEATS AVAILABLE
OPTION TO TUNE IN VIRTUALLY**



QUESTIONS?

Samantha Lara, Senior Community Planner, OahuMPO
Samantha.lara@oahumpo.org
www.oahumpo.org