

Request for Proposals

June 10, 2024

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

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

Funding Authority

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

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

TOD CIP Planning Fund Objectives

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

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

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

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

Project Application and Award

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

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

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

Minimum Requirements/Qualifications

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

Pre-Application County Informational Meetings

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

Schedule/Timeline

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

Proposal Content

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

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

Submittal Information

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

Proposal Evaluation and Selection

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

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

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

Projects not Included in the State TOD Strategic Plan

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

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

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

Project Fund Transfer and Project Implementation

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

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

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

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

Contact Information

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

Attachments:

- A. Proposal Evaluation and Selection Criteria
- B. Proposal Template and Guidelines
- C. State and County TOD Projects, *State TOD Strategic Plan*
- D. TOD Project Fact Sheet and Narrative Templates

Office of Planning & Sustainable Development

FY 2024-2025 STATE TOD CIP PLANNING FUNDING OPPORTUNITY

Proposal Evaluation and Selection Criteria

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

Evaluation Criteria

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

Office of Planning & Sustainable Development

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

Proposal Template and Guidelines

June 10, 2024

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

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

Proposals should advance State TOD objectives, including:

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

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

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

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

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

Proposal submittal instructions

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

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

Other Information of Importance to the Proposal (if any)

Input here

Links to Supporting Documents or Reports (if any)

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

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

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	FY24 ('000s)	2024 Project Status
East Kapolei	0-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Pre-Planning		14,000 5,132 (por)			2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband. TOD Project is still on hold: AGs working on Land Court issues; Red Lima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. They anticipate at least 150 units, but it will be determined by the developers. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022.
	0-02	UH	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu University District	168	Planning			<i>10,000</i> 250		Awarded FY23 TOD Planning grant for Non-Campus Lands Development Feasibility Study. UH issued RFP to develop 35-acre parcel at the corner of Kualakai Parkway and Farrington Highway. In January 2024, they selected a group of local and mainland developers with experience in mixed-use/film studio projects on the mainland. Urban design plan is underway. Still need to workout ground leases, development agreements, etc. For the development feasibility plan, MOU and Delegation of Authority completed. Next is Request for Release of funds. The site is about 200 acres, so the buildout will be done in phases. UH is making a portion available on the makai side of the Keone'ae Station for a mixed-use development. Working with the School Facilities Agency and HHFDC on an RFP and planning further studies on a 10-acre parcel located makai of the recently constructed Ho'omohala Avenue or Road "B" (next to Keone'ae HART Station). UH is working with HCDA, and HHFDC to fund/develop onsite infrastructure for about 20 acres.
	0-03	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu Long Range Development Plan	500	Planning		125			Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work started in 2022.
	0-04	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu TOD Infrastructure		Planning				35,000	\$35M Legislative appropriation to HCDA for FY24. Work area includes Road D and H. Design-Build RFP was released December 2023. Selection in May 2024.
	0-05	UHWO	UH West Oahu, LCC, HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Planning					A market study is being conducted for student housing on a different parcel along Ho'omohala Avenue.
	0-06	DLNR	Keoneae (UHWO)	East Kapolei Master Development Plan	175	Planning		300			Contract awarded for preparation of EIS/NTP issued; initiating development of EISPN, update of market studies & master plan refinement. Awarded FY22 TOD Planning grant for preparation of urban design plan for TOD parcel. Master plan has been completed. EISPN published in October 2022. Subcontractor is working on the conceptual urban design plan. The draft EIS will be published in 2024.
	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning				100 (P) 355,000 (fed)	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million (SFA) for design and construction approved in 2023. This includes ground and site improvements, equipment and appurtenances.

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

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

(as of 4/3/2024)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	FY24 ('000s)	2024 Project Status
	0-38	HDOT	Honouliuli (Hoopili)	Farrington Highway Widening	45	Design	100,000	25,000	20,000 (L) 75,000 (C)		Three-lane highway with one shared turn lane; provides room for bike lane & pedestrian walkways & avoids relocation of utilities. Notice to Proceed issued in February 2023. DOT has the rights of entry to nine parcels. Seven are outstanding. They also have long lead construction items with Board of Water Supply waterline materials and Hawaiian Electric Company custom-steel poles. Construction will begin in March 2024 with completion in July 2026.
	0-40	HCDA	Kualakai (E Kapolei), Keoneae (UHWO), Honouliuli (Hoopili)	East Kapolei Neighborhood TOD Parking Infrastructure Plan	1500	Pre-Planning					Incorporated in TOD Strat Plan in Sept 2022. Parking needs to be evaluated in East Kapolei Infrastructure Implementation Master Plan Project.
	0-09	HHFDC/DAG	Waipahu Transit Center	Waipahu Civic Center TOD Project	10	Pre-Planning					No change in status.
	0-10	HPHA	Waipahu Transit Center	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning					No change in status.
	0-11	UH-LCC	Leeward Comm College	UH Leeward Community College TOD Master	50	Pre-Planning					No update.
	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Planning				250	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning		170,000	350,000 (P/D/C/E)		EIS accepted Sept 2022. Project will be a design-build-operate-maintain-contract delivered as one integrated public-private partnership (P3) project. \$350 million in GO bond funding for CIP and \$50 million in general funds were approved in 2022. From the \$400 million appropriated, \$350 million will be provided to the NASED developer as a State contribution to the design and construction of the new stadium. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the stadium and development real estate portion. They need to generate own revenue to finance it. Deadline for qualifications phase of the RFP was on February 14, 2024. Spending the next several weeks evaluating it. Priority Listed Offerors should be announced in March/April 2024. Proposals phase will be next.
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	12	Planning		400			\$200K for conceptual master planning earmarked from 2017 NASED funding; initial conceptual plan alternatives for housing redevelopment; possible concurrent redevelopment with future phases of NASED. Awarded FY22 TOD CIP Planning grant for master planning & environmental review; procurement of consulting services pending release of funds. City received approval for Phase 1 environmental site assessment (ESA) for site with City EPA brownfields grant money; City consultant on board to do ESA for HPHA. Part of the Ka Lai Momi (Redevelopment) Project.
	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning					Feasibility report completed Sep 2019; no change in status.
	0-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Planning			15,000		Redevelopment of OCCC at the new Halawa facility requires relocation of DOA quarantine facility from Halawa site. \$10 million approved by the Legislature in 2023 to complete a due diligence and plans for new facility, including consideration of lease buyback options. Moved from planning to design phase. DAGS completed consultant selection and holding kickoff meeting. Primary deliverable is the RFP, which is due in 2025.

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(as of 4/3/2024)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	FY24 \$ ('000s)	2024 Project Status
Iwilei-Kapalama	0-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Planning			350		Kamehameha and Kaahumanu Homes awarded FY23 TOD CIP Planning Funds for master planning for both properties. Two projects combined in Nov 2022. HPHA request for delegation/release of funds pending. Part of Ka Lei Momi Project.
	0-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes	10	Planning					Incorporated in State TOD Strat Plan Nov 2022. Initiating Phase 2 activities for redevelopment of Kuhio Park Terrace properties. Michaels Organization is their development partner. They are submitting an application for financing to HHFDC for the first phase (304 units). The 201H application was approved in November 2022.
	0-19	DHHL	Kapalama	Kapalama Project Conceptual Plan	5	Pre-Planning					Feasibility report completed Sep 2019; tenant lease expires in 2045; Conceptual planning report presented to the Hawaiian Homes Commission in August 2020; no change in status.
	0-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning					TOD Study completed Mar 2019; no update.
	0-21	HPHA	Kapalama	School Street Administrative Offices Redevelopment	12	Plan/Design	2,500	40,000			State EIS completed 2017; 201H applic approved Nov 2020; LIHTC funds approved by HHFDC in Oct 2021. Building plans and subdivision are being processed by DPP. Highridge Costa was selected as the new development partner. Believes the first phase (250 units) should start in August 2023. Had a groundbreaking in January 2024.
	0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	34	Planning				25,000	Consultant study of infrastructure requirements for affordable housing in area underway; EISPN issued in March 2022; completion of EIS in 2023. Infrastructure master plan completed in April 2023. \$25M for design and construction of priority projects included in FY24 for HCDA budget.
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Planning					State EIS completed; NHPA/NEPA clearance pending; completing master planning & design work to move project forward. Identified as the highest priority in the Ka Lei Momi Project. Recently, briefed the Honolulu City Council.
	0-23	HHFDC/DAGS	Iwilei	Liliha Civic Center Mixed-Use Project	4	Planning					Preliminary master planning of site, preparing site plan & cost estimates; preparation of EIS in 2022 concurrent with State Iwilei Infrastructure Master Plan EIS. Liliha Civic Center/Iwilei Infrastructure Master Plan EISPN published in March 2022. Consolidated master plan for Iwilei-Kapalama Infrastructure and Liliha Civic Center Master Plans almost complete and will be published at the same time in 2023.
	0-24	HPHA	Iwilei	Kalaniihulia Homes	2	No Plans					Withdrawn from Strategic Plan in 2023. No plans for redevelopment of existing multi-family high-rise complex.
	0-25	HHFDC	Kakaako	690 Pohukaina	2	Planning					Site plan to include housing & elementary school. EISPN published in March. Highridge Costa was approved by the HHFDC Board; 625 units for households earning 30 – 120% AMI. Board approved (funding) in November 2022. LIHTC and Tier 2 Rental Housing Revolving Funds will be used to finance the project. HHFDC is planning to convey within one year 28,000 square feet to the DOE for a new public school. Executed development agreement with developer. Delivery of units in 2027 (about same time as Civic Center Rail Station). Project on schedule.

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

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

(as of 4/3/2024)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 \$ ('000s)	FY22 \$ ('000s)	FY23* \$ ('000s)	FY24 ('000s)	2024 Project Status
	0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	2	Planning					HHFDC-DOE MOU executed for joint housing & school development project; working with HHFDC on school programming requirements.
	0-27	HCDA	Kakaako, Civic Center	Nahona Hale	0.24	Completed					Completed 2020; 111 units fully occupied; 30-60% AMI; total dev cost \$51.425M.
	0-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	0.69	Completed					Completed 2020; 84 units fully occupied; 30-60% AMI; total dev cost \$51.39M.
	0-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	0.62	Completed					Completed 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.
	0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)	1.5	Completed	87,600				Project completed; opening in May 2022; occupancy underway. Judiciary construction completed in 3rd quarter 2022. HHFDC executed a lease with the Judiciary to convey the Juvenile Service Center portion.
	0-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning					No change in status.
City & County of Honolulu	0-32	HHFDC/CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan	581	Planning	500,000				City-led I/K Needs Assessment & Traffic Study completed; City working with HHFDC on follow-up State Iwilei Infrastructure Master Plan, and OPSD on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dale Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project in planning.
	0-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	3	Plan/Design	130,000				Land acquisition complete; EA, planning & design in process. SMA permit complete. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP.
	0-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Design	175,000				Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies. Waiting to hear on a Hawai'i Emergency Management Agency (HIEMA), Building Resilient Infrastructure and Communities (BRIC) grant application to help qualify for federal funding.
	0-35	CCH	Chinatown	Chinatown Action Plan		EA/Design		7,000			The 21 actions are in various stages of implementation. Kekaulike Mall Improvements EA & design complete; street repaving completed & bulbouts made permanent. Kekaulike Mall construction started and is expected to be completed in late 2023.
	0-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan		Planning					Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets.
	0-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Planning					Master Plan completed. Some short-term and mid-term improvements under way.
		K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning				
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Completed					Completed. Units fully occupied. Provided 53 workforce housing units.
	K-14	COK	Lihue	Lihue Civic Center Redevelopment	9	Planning		350			Awarded FY22 TOD Planning grant for conceptual master plan. Study underway.

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County of Kauai	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Planning	250				Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed					Construction of 134 units complete; all units leased.
	K-04	COK/KHA/H HFDC	Eleele	Lima Ola Workforce Housing Development	75	Construction					Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Student Housing	197	Pre-Planning					Kauai CC is conducting a survey to identify the need and feasibility for housing.
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning					No change in status of project. West Kauai Community Plan provides goals & objectives for incremental residential infill development & live/work spaces in the town center, as well as transportation to support safe connections between neighborhoods & towns.
	K-07	COK/DPW	Hanapepe	Hanapepe Complete Streets Improvements		Design					Environmental work complete. County currently working with its consultant to complete final design for reconstructing Hanapepe Road with pedestrian facilities. Construction to start late 2024 or early 2025.
	K-08	HHSC/COK	Kapaa	Samuel Mahelona State Hospital/TOD Master Plan	34	Planning	550		380	7,500	Revision of conceptual master plan to consider adjacent State properties/facilities underway; programmatic EIS being prepared; master plan to be completed in 2022 & EIS in 2023. 2022 Legislature appropriated \$380,000 to EIS for work on entitlements (Class IV zoning permit) & determination whether to subdivide or CPR the lots. Funds appropriated by 2022 Legislature for State contribution to Wailua-Kapaa water system improvements needed to support redevelopment, total cost \$10 million; work on infrastructure improvements to start after master plan revisions completed. Project team is working on a revised conceptual master plan and preparation of an EIS for the revised plan will follow. Funding has been secured for county area water infrastructure improvements that will support implementation of the master plan. A community workshop was held in January 2023. The revised master plan is nearing completion. Holding regular implementation meetings to discuss future users and implementation planning.
K-17	HPHA	Kapaa	Hale Nana Kai O Kea Redevelopment		Planning				350	Received FY24 TOD CIP Planning Funds. Alternate site for HPHA Ka Lei Momi master development agreement.	

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County of Kaua	K-09	COK/DPW	Kapaa	Kawaihau/Hauaala/Mailihuna Road Complete Streets & Safety Improvements		Construction					Notice to proceed issued to construction contractor; construction getting underway; improvements scheduled for completion in 2023.
	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects (fka Poipu Rd Multi-modal Improvements)		Plan/Design					Final design underway; RAISE grant award approved and received. Anticipated to get funding obligation in May 2023. Construction expected to begin in April- June 2024.
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Planning					Included in Poipu Rd Safety Project, which recently received Federal RAISE Grant funding. Strategically located, accessible, ADA-compliant bus stops with passenger shelters are included in the project plans. Implementation/operational budget to be defined by end of March 2022.
	K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle		Planning					Review of existing & proposed bus stop locations being conducted to confirm accessibility & ADA-compliance at proposed bus stop locations; service to start in 2023.
	K-13	COK/PD/KHA	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	34	Planning			425		Conceptual master plan completed. Awarded FY23 TOD CIP Planning Funds to do master planning for affordable housing; 200 single and multi-family units expected. Kaua'i Housing Agency is scoping the project. Project underway. Master plan on the 60-acre portion completed several years ago. They already had interdepartmental meetings, formed project advisory groups, and created a project website. Held kick-off meeting. The environmental components that need a longer lead time have been started. First community meeting is scheduled for Tuesday, February 20, 2024.
	K-16	COK/KHA	Kilauea Gym/Anaina Hou Park-n-Ride	Kilauea Town Affordable Housing Expansion	48	Planning			375		Incorporated in Strat Plan in Sept 2022. Awarded FY23 TOD CIP Planning Funds to conduct master planning for approx 200 affordable housing units. County working on acquiring two adjacent lots totaling 50 acres next to Kilauea Town. County owns roadway lot surrounding property to be used for access road. County has CDBG-Disaster Recovery funds for portion of project cost. Kaua'i Housing Agency is scoping the project. Planning Department will be assisting Housing Agency to integrate TOD elements in scope of work plans. Acquisitions are 99.9 percent finalized. The court ruled in favor of the County of Kaua'i on the condemnation. They are reviewing the literature on archaeological and cultural assessment. They had interdepartmental meetings and formed project advisory groups.
H-01	COH	Keaau	Keaau Public Transit Hub	4	Pre-Planning						Will be included in consultant study of transit hubs to support COH Transit & Multi-Modal Transportation Master Plan funded by \$3M COH GET. No update from last discussion held 6 months ago.
H-02	COH	Keaau	Keaau Public Wastewater System		Planning						Received US EDA grant for Puna Region; Will require additional funds for final EIS, design & construction. County's programmatic EIS now underway. Feasibility & site analysis for various locations in Puna District, including Keaau.

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County of Hawaii	H-13	COH	Pahoa	Pahoa Transit Hub		Planning		350			Awarded FY22 TOD CIP Planning grant for site selection, conceptual master plan. Kick-off in July 2022; partnering w/ HSPLS to study co-location of public library w/ transit hub. Consultant doing site selection analysis, environmental assessment, and public meetings. Will put together a report and recommendation to purchase property, if needed. Contract amendment executed with OPSD to add \$350,000 in HSPLS funds for co-location of the Pāhoā Public Library. SSFM is preparing the materials and creating a website for public outreach. Three possible sites have been identified for community feedback. The next step will be planning and design. EA will be published soon.
	H-03	COH	Hilo	Prince Kuhio Plaza Affordable Housing	7	Pre-Planning					No change in status.
	H-04	COH	Hilo	Prince Kuhio Plaza Transit Hub	7	Pre-Planning					No change in status.
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	7	Construction		49,000			Project funded (HTF/HOME/LIHTC/HMMF/RHRF); Ground breaking in February 2023. Hoping to complete the project this year. Needed some changes which meant additional permits.
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC	267	Pre-Planning					No update.
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student	36	Pre-Planning					No update.
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	Planning	550				Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; NTP issued. Scheduled completion in 2023. Part of the Ka Lei Momi Project.
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning					No change in status.
County of Hawaii	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	TBD	Pre-Planning					Incorporated in Strat Plan in Sept 2022. Partnered with COH Mass Transit Agency on a 2022 TOD CIP Planning Grant Study to co-locate with Kailua-Kona Transit Hub.
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning			400		\$2.44M FTA funds & \$610K in COH GET funds available for site selection, design, land acquisition; site selection process underway; will need funding for EA, design, construction; design & construction to start late 2023. Contracting with SSFM to work on the transit hub and base yard expansion projects, to include site selection, Title VI & environmental analyses, public meetings. Awarded FY23 TOD CIP Planning Funds to conduct a planning study to include site selection to co-locate with the State Kailua-Kona Civic Center and baseyard. County is start the planning process and will be coordinating the project with DAGS. SSFM is developing a work program.
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Des/Constr					ADA improvements completed July 2020; awarded FY2021 Fed CDBG funds for design & construction for laundry room expansion, certified kitchen conversion, wastewater treatment plan repairs/replacement.
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Pre-Planning					Phase 1 complete; infrastructure issues, including water supply, need to be addressed for future phases. Future development is stalled due to Commission on Water Resource Management well permit policy. Planning to issue RFP in Feb/March 2023.

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County of Maui	H-12	HHFDC/COH	North Kona	Kukuioala and Village 9 Affordable Housing	36	Plan/Des/Constr				400	Subdivision approved in July 2022 for Kukuioala Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioala Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioala Village for emergency housing. Awarded FY24 TOD CIP Planning Funds. Close to selecting consultant. Resolution drafted for county council to accept the funding moving through the process. The contract was sent to the Office of the Corporation Counsel for review. The connector road is almost ready to pave. They are awaiting Department of Transportation (DOT) approval to connect to the right of way.
	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Housing	1033	Plan/Design					Kaiaaalu o Kukuia, formerly known as Keawe Street Apts at the Villages of Lealii, is under construction; estimated to be completed in 4th Quarter 2024. They are in contact with DHHL to do a joint project or convey the property to them.
	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Planning	500				Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard is the consultant. West Maui TOD Corridor Plan included a section on framework for resiliency and disaster recovery planning. Coming to a close with some outreach activities with the county council and other groups. They are planning to give it to the Office of Recovery after it is completed. Comments have been incorporated. She will be presenting it to the Maui Metropolitan Planning Organization-Technical Advisory Committee (Maui MPO TAC) on February 22, 2024, and the Policy Board on February 29. In April, they will be presenting to the TOD Council.
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (fka Kane St AH)	6	Planning	200				Final EA for housing & civic center uses at the parcel published May 2022; HHFDC selected EAH Housing as the developer for housing portion. They are proposing 303 affordable living units and master planning for the DAGS civic center portion. Delivery of living units should be FY2029. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; contract awarded to hiarchy llp and completed. \$9 million was approved for design and construction in 2023 for civic center.
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	2,300	500			Project under construction and should be completed by summer 2023
	M-04	DAGS/HHFDC	Wailuku	Wailuku Courthouse Expansion/Civic Center Complex	3	Plan/Design					HHFDC funded preparation of a programmatic EA for former Post Office site; initial DEA published for HHFDC is being revised for publication under DAGS. \$1 million in planning funds approved in 2023.
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Pre-Planning			225		Awarded FY22 TOD CIP planning grant for master planning & environmental reviews. RFP for pre-master planning pending. Part of the Ka Lei Momi Project.
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Completed					Plan serves as TOD Pilot Area and studies being used for TOD Infrastructure Financing Study. Five bus stops along the Ka'ahumanu Avenue and are looking into expanding the routes in Central Maui.

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M-08	COM	Kihei-Makena	South Maui TOD Corridor Plan		Pre-Planning					Pending funding; South Maui CP update underway; TOD Plan to build on CP.

15-Dec-23

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AGENCY TOD Project Fact Sheet

Proj ID

6-Jun-24

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

PROJECT TITLE

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