

State TOD CIP Planning Grant Projects, 2016-2023

Since 2016, **\$9 million in funds have been appropriated** by the State Legislature for TOD Planning grants.

Approximately **\$13 million in grant requests have been received**.

14 State and county agencies awarded planning funds for **22 TOD projects statewide**.

State and county projects funded by TOD planning grants are listed below.

Planning grant purpose

to foster innovation and multi-party collaboration in TOD project planning and implementation. These funds have seeded TOD projects statewide—with the objective of accelerating implementation and delivery of affordable housing, mixed-use development, transit and multi-modal mobility facilities.

Implementation of the State TOD Strategic Plan

over 70 projects statewide have been identified in the Strategic Plan that would promote creation of affordable housing and greater transportation options within mixed-use communities centered around transit stations or bus transit hubs. Funds for advancing these projects and the infrastructure needed to support them are critical to achieving more livable communities statewide.

kauai



● Lihue Hse Dist 16 . Sen Dist 8

Lihue Civic Center Mobility Plan
2020 Kauai County Planning Dept \$250,000
Completed Dec 2023

Lihue Civic Center Redevelopment Study
2021 Kauai County Planning Dept \$350,000
Completion Dec 2024

● Kapaa Hse Dist 15 . Sen Dist 8

Hale Nana Kai O Kea Master Plan
2023 Hawaii Public Housing Authority \$350,000
Completion Dec 2026

● Kilauea Hse Dist 15 . Sen Dist 8

Kilauea Town Aff Housing Master Plan
2022 Kauai County Housing Agency \$375,000
Completion Dec 2024

● Waimea Hse Dist 17 . Sen Dist 8

Waimea 400 Aff Housing Master Plan
2022 Kauai County Housing Agency \$425,000
Completion Dec 2024

oahu

● East Kapolei Hse Dist 39,43 . Sen Dist 19,21

East Kapolei Lands Strategic Master Plan
2016 Dept Land & Natural Resources \$200,000
Completed for four parcels 2020

East Kapolei TOD Conceptual Master Plan
2021 Dept Land & Natural Resources \$300,000
Completion Spring 2024

Hse Dist 42 . Sen Dist 21

UH West Oahu Non-Campus Lands Urban Design Plan Update
2021 UH West Oahu \$125,000
Completion Spring 2024

UH West Oahu Non-Campus Lands Redevelopment Feasibility Study
2022 University of Hawaii \$250,000
Completion 2024

● Pearl City-Aiea Hse Dist 34 . Sen Dist 19

Hale Laulima Redevelopment Master Plan
2023 Hawaii Public Housing Authority \$250,000
Pre-development planning studies for HPHA Puuwai Momi
Completed Fall 2023

● Halawa/Stadium Hse Dist 32 . Sen Dist 15

Aloha Stadium/Ancillary Development Conceptual Master Plan
2016 DAGS/Stadium Authority \$200,000
Pre-development planning studies for HPHA Puuwai Momi
Completed Fall 2023

Hse Dist 31 . Sen Dist 15

Puuwai Momi Redevelopment Master Plan
2021 Hawaii Public Housing Authority \$400,000
Completion Fall 2025

● Iwilei-Kapalama Hse Dist 30 . Sen Dist 15

Kamehameha/Kaahumanu Homes Master Plan
2022 Hawaii Public Housing Authority \$350,000
Completion Fall 2025

Hse Dist 28 . Sen Dist 13

Honolulu Community College TOD Study
2016 University of Hawaii/UH HCC \$100,000
Completed 2019

maui

● West Maui Hse Dist 14 . Sen Dist 6

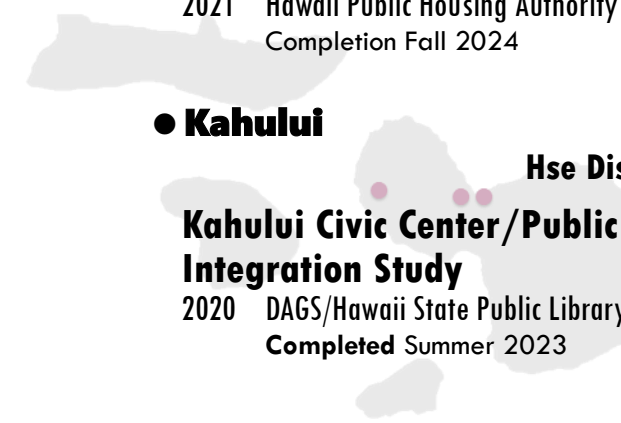
West Maui TOD Corridor Plan
2020 Maui County Planning Dept \$500,000
Completed Dec 2023

● Wailuku Hse Dist 10 . Sen Dist 5

Kahekili Terrace Master Plan
2021 Hawaii Public Housing Authority \$225,000
Completion Fall 2024

● Kahului Hse Dist 9 . Sen Dist 8

Kahului Civic Center/Public Library Integration Study
2020 DAGS/Hawaii State Public Library System \$200,000
Completed Summer 2023



hawaii

● Kailua-Kona Hse Dist 7 . Sen Dist 3

Kailua-Kona Transit Hub/State Civic Center Site Selection/Plan
2022 Hawaii County Mass Transit/DAGS \$400,000
Completion Spring 2025

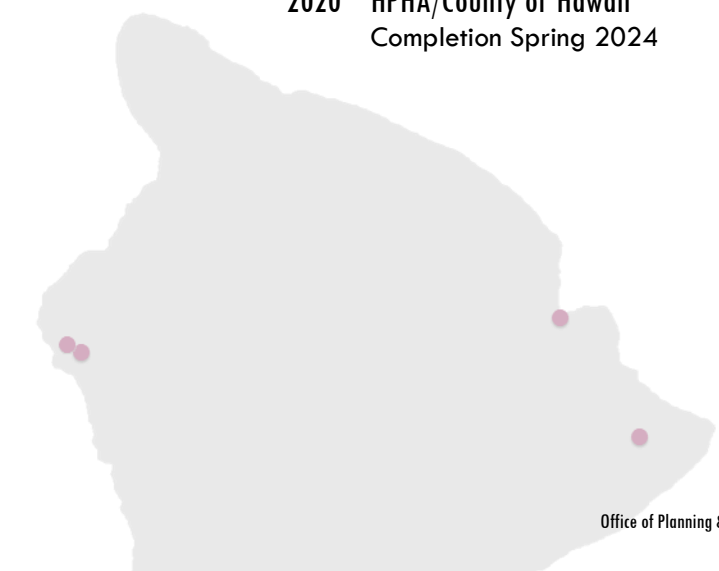
Kukuioala Supportive Housing
2023 Hawaii County Housing & Comm Dev \$400,000
Completion Spring 2026

● Pahoia Hse Dist 4 . Sen Dist 2

Pahoia Transit Hub/Public Library Site Selection/Planning
2021 Hawaii County Mass Transit/HSPLS \$100,000
Completion Spring 2024; HSPLS CIP\$ share

● Hilo Hse Dist 2 . Sen Dist 1

Lanakila Homes Redev/County Multimodal Transportation Planning
2020 HPHA/County of Hawaii \$550,000
Completion Spring 2024



TOD Infrastructure

to support affordable housing & business/job creation around transit ————— priority TOD / smart growth centers served by transit statewide

regional / statewide projects

State TOD Planning & Implementation, Oahu

East Kapolei, Halawa-Stadium, Iwilei-Kapalama

2017 Office of Planning & Sustainable Development [TOD CIP Planning Funds] \$1,000,000

Project identified development potential and associated infrastructure needs in 3 TOD priority areas in the 2018 TOD Strategic Plan. Completed 2020. Link to Study Report: https://files.hawaii.gov/dbedt/op/lud/20200811_StateTODProjectReport/State-TOD-PIP-Proj_WebReport-w-Appendices_202007.pdf

Study highlights (in 2019 dollars)

- Identified the potential for **48,000 residential units**, plus **15.2M sf of commercial/institutional space**, and **3.9M sf of industrial space** in the 3 TOD priority areas.
- That would yield estimated **\$26B in direct construction value**, over 3 decades.
- An estimated **\$4.9B in regional infrastructure** is needed to serve that development, with **\$1.7B of that assumed funded** from existing budget sources, leaving an **unfunded need for \$3.2B** in infrastructure costs.
- Estimated development projections and funding needs are broken down into 3 10-year phases, with the largest funding gaps in the 2nd and 3rd decades:

2020-2029	\$1.79B total, with \$.55B unfunded
2030-2039	\$1.42B total, with \$.96B unfunded
2040-2049	\$1.72B total, unfunded

Hse Dist 28,30,31,32,39,42,43 . Sen Dist 13,14,15,19,21

State Iwilei-Kapalama Infrastructure Master Plan, Oahu

2021-23 Hawaii Housing Finance & Development Corporation Up to \$5M

Master plan and EIS for infrastructure investments needed to catalyze development of State, City, and private lands in Iwilei-Kapalama. Up to \$5M authorized by HHFDC Board from the Dwelling Unit Revolving Fund for the infrastructure master plan, master plan for the Liliha Civic Center, preparation of EIS, and design of improvements that support development on State-owned land in the Iwilei-Kapalama area. Master plan completed May 2023. EIS completion 2024.

Hse Dist 28,30 . Sen Dist 13,14,15

An estimated \$700M in infrastructure needed to serve up to 27,000 new residential units.

TOD Infrastructure Financing & Delivery Strategies for TOD Pilot Areas, Statewide

Iwilei, Oahu . Lihue Town Core, Kauai . Kaahumanu Ave Corridor, Maui . Ane Keohokalole Corridor, Hawaii

2021 Office of Planning & Sustainable Development [TOD CIP Planning Funds] \$700,000

Study of potential funding, financing, and delivery strategies for TOD-enabling infrastructure in four county TOD pilot areas and development of recommendations for implementation of financing tools. Report completed Dec 2023; project outreach on implementation through August 2024.

Study findings: potential housing in these areas exceed 34,000 units; potential development value in excess of \$7.2 billion; unfunded infrastructure needs for pilot areas in excess of \$1.1 billion. The **TOD Infrastructure Finance and Delivery Strategy** recommends ten legislative and administrative actions at the State and County levels to address infrastructure financing gaps and advance affordable housing in TOD areas statewide. Report available online at: https://files.hawaii.gov/dbedt/op/lud/Reports/TOD_InfraFin_Strategy_20231221.pdf.

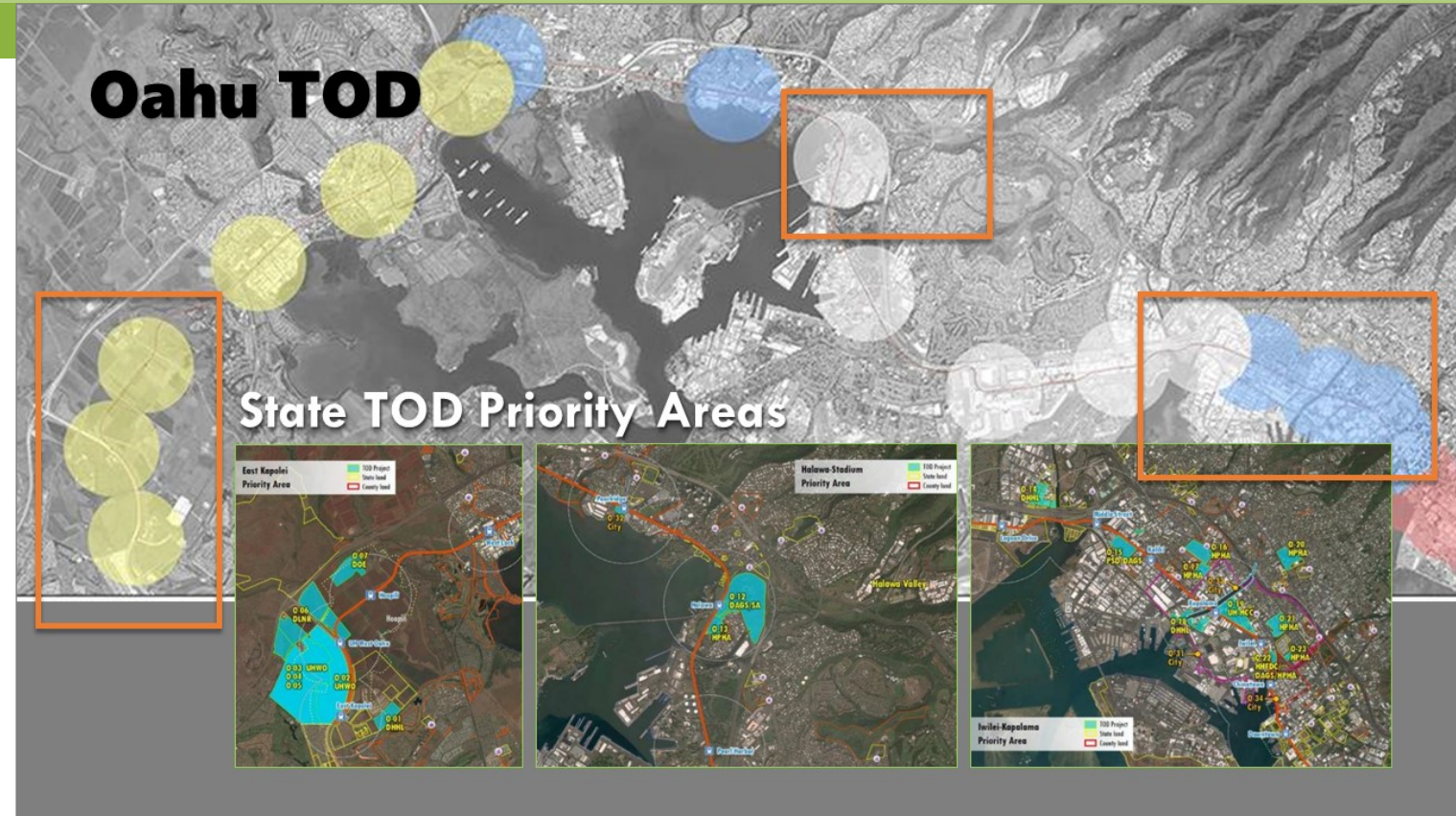
Hse Dist 7,10,12,16,28,30 . Sen Dist 3,4,5,8,13,14,15

East Kapolei Infrastructure Implementation Master Plan, Oahu

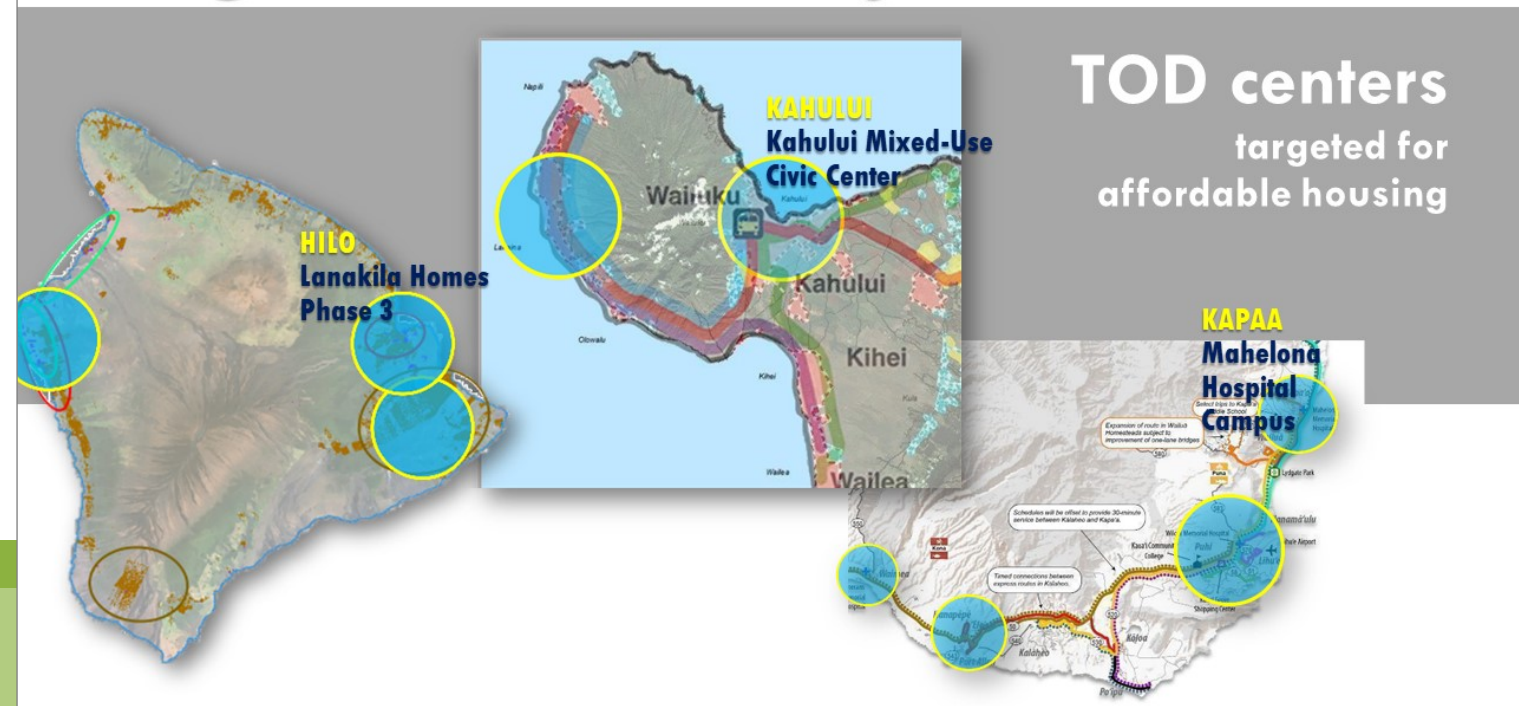
2023 Hawaii Community Development Authority/Office of Planning & Sustainable Development [HCDA Gen Funds] \$500,000

Master plan, implementation program, and financing strategy for area-wide infrastructure improvements needed to catalyze development of State lands around three Honolulu Skyline rail stations in East Kapolei. Completion Dec 2026.

Hse Dist 39,42,43 . Sen Dist 19,21



Neighbor Island County TOD



Hawaii Interagency Council for Transit-Oriented Development

Office of Planning & Sustainable Development, co-chair
 Dept of Accounting & General Service
 Dept of Education
 Dept of Hawaiian Home Lands
 Dept of Health
 Dept of Human Services
 Dept of Land & Natural Resources
 Dept of Public Safety
 Dept of Transportation

Hawaii Housing Finance & Development Corp, co-chair
 Hawaii Community Development Authority
 Hawaii Public Housing Authority
 Stadium Authority
 University of Hawaii
 Business Community Representative
 Housing Advocate Representative
 Housing/Real Estate Development Representative
 US Dept of Housing & Urban Development, Honolulu (non-voting)

Office of the Governor
 State House of Representatives Designee
 State Senate Designee
 City & County of Honolulu, Mayor
 County of Hawaii, Mayor
 County of Kauai, Mayor
 County of Maui, Mayor