

# State TOD CIP Planning Grant Projects, 2016-2022

Since 2016, **\$7 million in funds have been appropriated** by the State Legislature for TOD Planning grants.

Approximately **\$12 million in grant requests have been received**.

**13 State and county agencies** awarded planning funds for **20 TOD projects statewide**.

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

## kauai

- Lihue

Hse Dist 16 . Sen Dist 8

Lihue Civic Center Mobility Plan

2020 Kauai County Planning Dept \$250,000

Completion Summer 2023

Lihue Civic Center Redevelopment Study

2021 Kauai County Planning Dept \$350,000

Completion Dec 2024
- 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 Fall 2023
- 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
- 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 to be completed Spring 2023
- Puuwai Momi Redevelopment Master Plan

2021 Hawaii Public Housing Authority \$400,000

Completion Fall 2024
- Iwilei-Kapalama

Hse Dist 30 . Sen Dist 15

Kamehameha/Kaahumanu Homes Master Plan

2022 Hawaii Public Housing Authority \$350,000

Completion Fall 2024
- Honolulu Community College TOD Study

2016 University of Hawaii/UH HCC \$100,000

Completed 2019

## 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 are critical to achieving more livable communities statewide. A 2020 TOD Planning Study for three TOD priority areas on Oahu estimated the unfunded infrastructure cost to support as much as 48,000 potential housing units in the three areas at \$3.2 billion.

## maui

- West Maui

Hse Dist 14. Sen Dist 6

West Maui TOD Corridor Plan

2020 Maui County Planning Dept \$500,000

Completion 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

Completion Spring 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
- Pahoa

Hse Dist 4 . Sen Dist 2

Pahoa 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 2023



# TOD Infrastructure

to support affordable housing & business/job creation around transit

priority TOD / smart growth centers served by transit statewide

## regional / statewide projects

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

### 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](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 2<sup>nd</sup> and 3<sup>rd</sup> decades:

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

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

### 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 completion Spring 2023

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

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

### 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] \$500,000**

Study of potential funding, financing, and delivery strategies for TOD-enabling infrastructure in each county TOD pilot area and development of recommendations for implementation of financing tools and delivery strategies. Completion Dec 2023

## 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

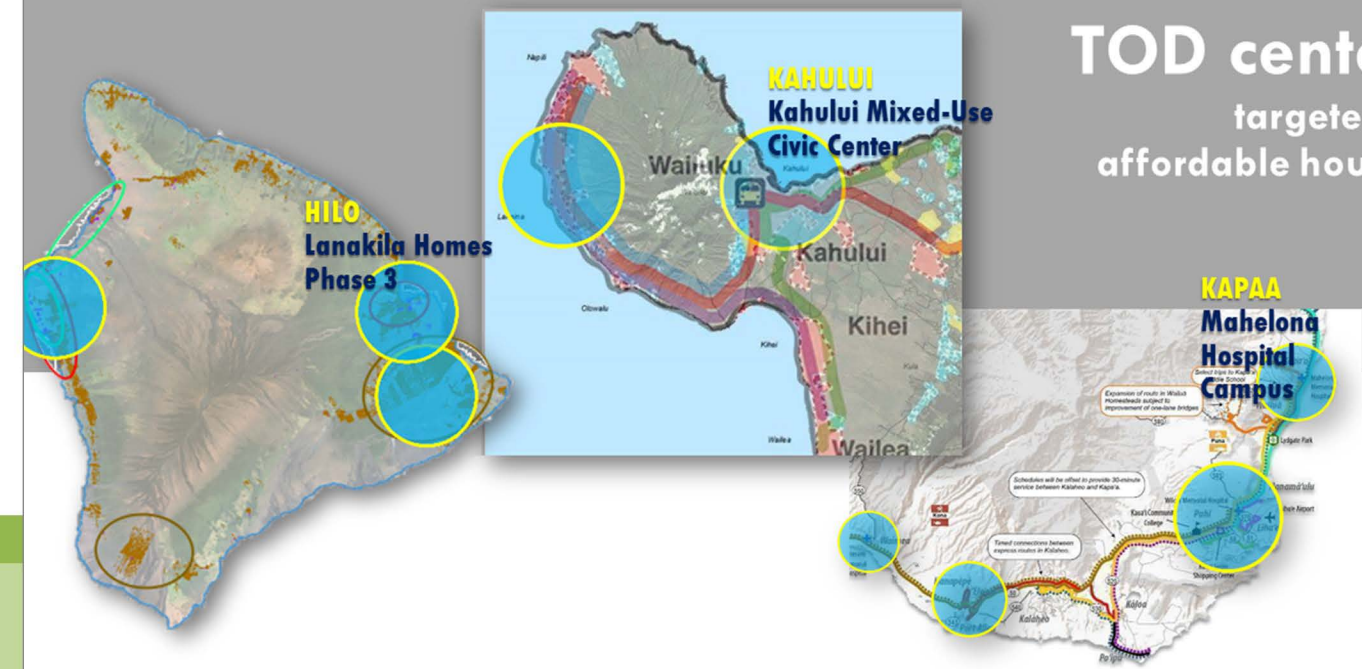
## Oahu TOD

### State TOD Priority Areas



## Neighbor Island County TOD

**TOD centers**  
targeted for  
affordable housing



For more information, contact Land Use Division, Office of Planning & Sustainable Development, [dbedt.op.lud@hawaii.gov](mailto:dbedt.op.lud@hawaii.gov).