

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 72
NOTICE OF MEETING AND AGENDA
Friday, July 18, 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/88144657297?pwd=UhfG2gGNzRMlM0pr6nRs11qZom6Z2.1>

Audio call in (only): (253) 205-0468 or

(719) 359-4580

Meeting ID: 881 4465 7297

Passcode: 190629

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of June 20, 2025 Meeting**
3. **For Discussion & Action: Establishment of a Permitted Interaction Group (PIG) to Update the State TOD Strategic Plan**
The purpose of the PIG is to: 1) Incorporate TOD areas for each county pursuant to Act 159, SLH 2025 (HB 1409, Conference Draft (CD) 1); 2) Determine additional updates/steps to encourage advancement of TOD; and 3) Review and update TOD Projects in the TOD Strategic Plan.

Action Item: Council approval of establishment of a State TOD Strategic Plan Update PIG.
4. **Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force; Act 133 (2025), HB 1406, CD 1**
Representative Greggor Ilagan, House of Representatives
Briefing on the SPEED Task Force including overview, vision, members, timeline, how it could incentivize and focus housing and mixed-use development in TOD areas and coordination.

5. **Informational Presentation: Transportation Demand Management (TDM) Study, O‘ahu Metropolitan Planning Organization (O‘ahu MPO)**
Kiana Otsuka, O‘ahu MPO
Presentation on the completed State Government Transportation Demand Management (TDM) Study, Study recommendations on implementation strategies, and legislation introduced.
6. **Request for Proposals (RFP) for FY 2026 Statewide TOD CIP Planning Funds**
Overview of Proposal Guidelines, State-County Informational Meeting, and RFP Schedule; Proposal deadline: August 22, 2025.
7. **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
 - Hālawā-Stadium
 - Iwilei-Kapālama
 - b. **State and County Projects—Kaua‘i**
 - c. **State and County Projects—Hawai‘i**
 - d. **State and County Projects—Maui**
8. **Announcements**
 - a. **Hawai‘i Congress of Planning Officials (HCPO) Conference, August 27-29, 2025, Hilton Hawaiian Village, Waikīkī, O‘ahu**
 - b. **Next Meeting and Preliminary Agenda Items for Future Meeting**
 - i. August 2025 No Meeting
 - ii. September 19, 2025 Presentation: HHFDC’s Hawai‘i Housing Planning Study (tentative)
Presentation: Teacher Workforce Needs Survey Findings (tentative)
For Action: Projects Proposed for Inclusion in the State TOD Strategic Plan
FY2026 Statewide TOD CIP Planning Fund Awards
HCPO Highlights
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
Announcements
 - iii. October 2025 No Meeting
 - iv. November 21, 2025 Presentation: TBD
For Action: Approval of Delegation of Legislative Testimony

For Action: Approval of the Draft 2025 TOD Council Annual
Report
Possible 2026 Legislation
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements

- c. **Opportunity Zone 2.0 Workshop, August 13, 2025, 9 a.m.;** Sponsored by HUD.
Join at Zoom Meeting link below
<https://us06web.zoom.us/j/89282043455?pwd=I2X7rSNFyObJiVFeMULkES0mOaDWL2.1>
- d. **Other**

9. 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, July 15, 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. 71
Friday, June 20, 2025
9:30 a.m.

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/01TODCMTG/20250620/GMT20250620-193451_Recording_gallery_3840x2160.mp4

Members/ Designees Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair</p> <p>Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Scott Glenn, Office of the Governor</p> <p>Keith Regan, Department of Accounting and General Services (DAGS)</p> <p>Audrey Hidano, Department of Education</p> <p>Nancy McPherson, Department of Hawaiian Home Lands (DHHL)</p> <p>Heidi Hansen Smith, Department of Health (DOH)</p> <p>Malia Taum-Deenik, Department of Human Services (DHS)</p> <p>Ian Hirokawa, Department of Land and Natural Resources (DLNR)</p> <p>Tammy Lee, Department of Transportation (DOT)</p> <p>Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)</p> <p>Michael Shibata, University of Hawai'i (UH)</p> <p>Senator Chris Lee, State Senate</p> <p>Tim Streitz, City and County of Honolulu (City)</p> <p>Kauanoë Batangan, County of Maui (COM)</p> <p>Cathy Camp, Central Pacific Bank, Business Representative</p> <p>Kevin Carney, Affordable Housing Connections LLC, Housing Advocate</p> <p>Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Tommy Johnson, Department of Corrections and Rehabilitation (DCR)</p> <p>Craig Nakamoto, Hawai'i Community Development Authority (HCDA)</p> <p>Brennon Morioka, Stadium Authority (SA)</p> <p>Representative Luke Evslin, House of Representatives</p> <p>Mayor Kimo Alameda, County of Hawai'i (COH)</p> <p>Laura Kodama, Developer Representative</p>
Other Designees/ Alternates Present:	<p>Seiji Ogawa, OPSD</p> <p>Randy Chu, HHFDC</p> <p>Ben Park, HPHA</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD</p> <p>Carl Miura, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:34 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. Evans noted the presence of Senator Joy San Buenaventura and Representative Greggor Ilagan, who represent the area where the future Pāhoa Transit Hub/Pāhoa Library Project will be located, which is the subject of a meeting presentation.

Evans made an announcement that Agenda Item #9d, possible working group for Act 159, Session Laws of Hawai'i (SLH) 2025, House Bill (HB) 1409, Conference Draft (CD) 1 will be discussed under Agenda Item #6 rather than Announcements.

3. **Review and Approval of Minutes of April 11, 2025 Meeting**

The April 11, 2025 meeting minutes were approved as circulated.

4. **TOD Project Presentation**

a. ***Pāhoa Transit Hub/ Pāhoa Library Project, County of Hawai'i (COH)/Hawai'i State Public Library System (HSPLS)***

Zachary Bergum, COH Mass Transit Agency (MTA), Stacey Aldrich, HSPLS, and Austen Drake, SSFM International

Zac Bergum reported on the project's progress and the value of collaboration with SSFM and other stakeholders including State and County agencies, Office of Planning and Sustainable Development (OPSD), and Department of Accounting and General Services (DAGS). He also emphasized the regional significance of the transit hub and its potential benefit to the Pāhoa area.

Austen Drake provided background on the co-location project. He explained that the hub-and-spoke transit model was recommended in both the 2018 COH Transit and Multi-Modal Transportation Plan and the 2008 Puna Community Development Plan (CDP). He also detailed the library's history, noting that initial planning began in 1991 with their master plan followed by a new plan in 2017. The proposed library went through the draft environmental assessment process, but HSPLS was not able to find a site suitable for their needs.

With aligned goals between MTA and HSPLS, co-locating the transit hub and library presented a cost-effective and community-focused solution. Planning efforts began in 2022 and included extensive community engagement and a thorough site suitability analysis. Eleven sites were initially considered, with criteria including size, accessibility, infrastructure, acquisition ease, and volcanic hazard risk. After evaluation and community input, several sites near the new Puna Kai Shopping Center were shortlisted.

He also provided conceptual designs which prioritized visibility, safe transit circulation, pedestrian access, and future connectivity. The conceptual plan included maintaining local architectural character of the surrounding community, gathering space, bike storage, community space, and integrated services. The layout allows the library and transit hub to be constructed independently, depending on funding availability. Estimated construction costs are \$13 million for the transit hub and \$17 million for the library. The Final Environmental Assessment (FEA) was published in October 2024, and the National Environmental Policy Act (NEPA) Categorical Exclusion (CATEX) process is currently under Federal Transit Administration (FTA) review.

Stacey Aldrich, State Librarian, shared the importance of the library component, noting the outdated and undersized condition of the existing facility. She credited Ruby Edwards (OPSD) and Senator Russell Ruderman for catalyzing the current effort and expressed enthusiasm for a new community-serving facility.

Following the presentation, Representative Greggor Illagan and Senator Joy San Buenaventura asked about NEPA clearance, land acquisition, connectivity to the Puna Marketplace, and funding status. Tammy Lee said that she will be checking with Ryan Fujii with FTA-Hawaii Division Office regarding the NEPA CATEX. Drake addressed the connectivity issue saying that it can be looked at during the design phase. Representative Illagan shared they secured \$1 million funding for plans and design and asked that they could be informed if funds are needed for land acquisition. Bergum reported that some funding is available for land acquisition. Senator San Buenaventura emphasized the need to secure the land especially with federal funding cuts. The prior effort was looking at government land, so cost was not an issue. However, the County cannot move forward with land negotiations without signoff on the NEPA CATEX. Representative Illagan expressed concern that the focus is on this new commercial area of Pāhoa while the “Mainstreet of Pāhoa” is losing businesses. Senator Chris Lee highlighted the importance of secure bike storage (not just racks).

Both Pāhoa Transit Hub and Pāhoa Library Projects were funded, in part, by OPSD FY2022 TOD CIP Planning Funds and Hawai'i State Public Library System (HSPLS) funds.

4. Informational Presentations

a. ***Maui Long-Range Transportation Plan Update, Maui Metropolitan Planning Organization (Maui MPO)***

Kauanoë Batangan, Maui MPO

Kauanoë Batangan outlined the role of Maui MPO, one of only two MPOs in the State, which is federally mandated and funded to coordinate transportation planning and the investment of federal highway and transit funds. He explained that Maui MPO's jurisdiction is limited to the island of Maui, not the broader county. The Long-Range Transportation Plan is one of four planning documents required of MPOs. This 20-year visioning document is updated every five years and highlights the goals of the transportation system. It consists of nine chapters covering the planning context, recovery efforts from the August 2023 wildfires, community engagement, past performance, project and program listings, financial plan, measuring performance, and next steps.

Batangan explained the compressed timeline for producing the new Plan, with him becoming executive director in September 2024 and the previous plan expiring in December. The previous plan took 20 months to complete. Despite the tight schedule, the Plan incorporated complementary efforts such as the Lahaina Long-Term Recovery Plan, I Mua Central Maui Transportation Plan, Kīhei Sub-Area Plan, and the Vision Zero Maui Action Plan. The updated Factbook provided demographic and mobility data to guide planning priorities, though data from West Maui remained limited due to wildfire impacts and ongoing relocation of residents.

Community engagement was extensive and outreach efforts were coordinated with updates to the Maui MPO Transportation Improvement Program (TIP). Through surveys, media outreach, and partner agency coordination, five community-prioritized goals were established—foremost being safety and public health. They developed a list of recommended transportation projects

and programs, which were categorized into near-term (1-4 years), mid-term (5-10 years), long-term (11-20 years), and illustrative (longer-range) projects. The projects came from the earlier Plan, TIP, the County's CIP list as well as other sources. Batangan explained that all the categories had fiscal constraints except for illustrative projects. He also featured projects such as the West Maui Transit Hub replacement and Kenolio Road Complete Streets. Discussion followed, covering the potential impacts of housing policy changes on transportation, the role of micro-transit options, and opportunities to align transportation and housing planning in project areas.

b. ***Multimodal Assessment, O'ahu Metropolitan Planning Organization (O'ahu MPO)***

Kiana Otsuka, O'ahu MPO

Kiana Otsuka presented findings from the Multimodal Assessment (MMA) study, a planning effort funded through federal planning funds and supported by the Hawai'i State Energy Office (HSEO) via a U.S. Climate Alliance grant. The MMA aimed to identify key bicycle and pedestrian infrastructure gaps that, if addressed, would improve access to jobs and daily destinations across O'ahu while also helping to reduce ground transportation emissions. She noted that transportation emissions, particularly from light-duty vehicles—remain one of the largest contributors to the State's overall emissions. Given that 70% of trips made in Hawai'i are under five miles, the study sought to determine how improving infrastructure for short trips could shift more travel to walking, biking, or transit.

The project focused on improving accessibility—a measure of how easily people can reach destinations such as schools, parks, grocery stores, and health services by all modes of travel. Otsuka emphasized that while auto-centric impacts are typically prioritized in transportation planning, the MMA approach incorporates multimodal accessibility into decision-making and prioritization frameworks. As part of the study, a new accessibility tool was developed to evaluate changes in access by auto, transit, walking, and biking. The tool helps identify where investments in infrastructure would most improve access, using before-and-after scenarios such as the proposed Ala Wai pedestrian bridge. The presentation included heat maps and data visualizations from all eight City Development Plan areas, identifying both existing and missing projects that could address infrastructure gaps. Gaps were highlighted in areas such as Central O'ahu, East Honolulu, 'Ewa, Ko'olau Poko and Loa, North Shore, Primary Urban Center, and Wai'anae.

Otsuka concluded by encouraging TOD Council members to use the interactive mapping tool in their own planning efforts and to consider how land use changes can complement infrastructure investments to increase equitable access across communities.

5. **TOD-Related Budget Items Under Consideration by the Governor, 2025 Legislative Session**

Dean Minakami reported that the Legislature approved a number of TOD-related funding for Hawai'i Housing Finance and Development Corporation (HHFDC), OPSD, Hawai'i Community Development Authority (HCDA), Department of Land and Natural Resources (DLNR), and Hawai'i Public Housing Authority's (HPHA) respective projects. He asked everyone to refer to the spreadsheet in the meeting materials for specific details.

He noted:

- HSPLS – The Kāpa'a Library received a \$2 million appropriation for plans and design for a new library. The new library will be located on the Samuel Mahelona Memorial Hospital campus.

- University of Hawai'i (UH) – Kaua'i Community College, Student, Faculty/Staff, and Workforce Housing – They received \$5 million for plans, design, and construction for on-campus housing.

Both are TOD projects in the State TOD Strategic Plan. He said the Governor has until July 9 to review the budget bill.

6. **TOD-Related Legislation Enrolled to the Governor, 2025 Legislative**

Minakami referred members to the list of TOD-related bills tracked during this past legislative session and bill status in the meeting materials. He highlighted some of the bills that have already been signed by the Governor:

- Senate Bill (SB) 1263, CD 1 (Act 160) - Amends the procedures and required information for the DLNR's historic preservation review of proposed state projects, privately also owned historic property, and other proposed projects that require entitlement for use. It also establishes procedures for the review of transit-oriented development identified by the Counties and HCDA, or HHFDC.
- HB 1298, CD 1 (Act 166) - Establishes a Government Employee Housing Program within HHFDC, to be financed by the Dwelling Unit Revolving Fund (DURF). Appropriates funds for the program. He added the first step for HHFDC will be to send out a survey later this year to employees about their housing needs.
- HB 1409, CD 1 (Act 159) - Establishes a temporary Mixed-Income Subaccount within the Rental Housing Revolving Fund (RHRF); requires HCDA consideration of infrastructure needs for transit-supportive densities in TOD infrastructure improvements areas; and amends Hawaii Revised Statutes (HRS) § 226-63, which establishes the TOD Council, to define "county-designated TOD areas" and require the State Strategic Plan for Transit-Oriented Development issued by the TOD Council to incorporate county-designated TOD areas.

Ruby Edwards acknowledged the efforts of Representative Luke Evslin, who authored and championed HB 1409 through the legislative session. She said the new law should strengthen transit-oriented development efforts statewide, enabling (1) RHRF funding for mixed-income housing in TOD areas, (2) alignment of HCDA infrastructure investments in TOD areas that meet TOD density thresholds, and (3) incorporating both State and County TOD priority areas in the TOD Strategic Plan. This will require the establishment of a working group or permitted interaction group to work with the Counties on this last item. Further updates and a copy of Act 159 will be shared with the Council.

Evans responded to Brian Lee's question about Act 133 (HB 1406, CD 1), which establishes a Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force to be chaired by a State House representative. She thanked Representative Ilagan for providing funding for OPSD to staff the Task Force that he has been selected to chair. The Task Force will look at how to expedite and modernize the State and intergovernmental development permit

processes. OPSD will be working with Representative Ilagan to convene the Task Force by October and will provide updates at future TOD Council meetings.

7. Request for Proposals (RFP) for FY 2026 Statewide TOD CIP Planning Funds

Evans announced that the Legislature approved \$2 million in CIP planning funds for FY 2026 for TOD CIP Planning grants in the State budget bill (Act 250, HB 300, CD 1). She thanked the Governor and the Legislature for supporting these funds.

The planning grants are intended to catalyze projects that advance TOD and affordable housing, mixed-use, walkable communities in transit-rich areas. The grants fund planning efforts where co-location, intensive interagency coordination, or innovative approaches are needed or being considered. The funds may be used for pre-planning; master planning, feasibility and cost studies, infrastructure assessments, preparation of environmental review documents, and coordination of TOD project activities.

OPSD will issue an RFP to State and County agencies for TOD-related planning projects on Tuesday, July 1, 2025. A meeting invitation will be sent out next week for a pre-proposal informational meeting that is scheduled for Wednesday, July 16, 2-3:30 pm.

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

Reports were provided on the following projects.

a. State and County Projects—O'ahu

- Iwilei-Kapālama
City and County of Honolulu (City) Kūwili Station TOD Redevelopment Area Master Planning (RAMP). Tim Streitz said that the City is currently in procurement for a master planning consultant and bids are due next week. The goal is to get the contract awarded by the end of the month and hopefully get started on master planning this summer.

c. State and County Projects—Maui

- HHFDC Lahaina Housing Project. Randy Chu announced that HHFDC's 200-unit townhouse-style rental housing project in Lahaina has received Certificates of Occupancy for 24 of the 25 buildings. Many of the units are already occupied. Total completion should be in the September-October 2025 timeframe. The development includes three laundry facilities and two community centers. He noted the project was under construction at the time of the Lahaina wildfire and is the first permanent rental housing development to come online since the 2023 wildfire disaster.

9. Announcements

a. Hawai'i Congress of Planning Officials (HCPO) Conference, August 27-29, 2025, Hilton Hawaiian Village, Waikīkī, O'ahu

Edwards reminded everyone that this year's HCPO Conference will be held at the Hilton Hawaiian Village from August 27-29, 2025. "Early Bird Registration" closes at the end of June. A flyer providing more detailed information on the mobile workshops is in the meeting materials.

b. Next Meeting and Preliminary Agenda Items for Future Meeting

- i. July 18, 2025 Presentation: OMPO State Government TDM Study/HSEO
TDM Study Results from Neighbor Islands (tentative)
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements – HCPO 2025 Update
- ii. August 2025 No Meeting
- iii. September 19, 2025 Presentation: TBD
Projects Proposed for Inclusion in the State TOD Strategic Plan
FY 2026 Statewide TOD CIP Planning Fund Awards
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development

c. City Department of Housing and Land Management

Tim Streitz announced that the Honolulu City Council approved the mayor's reorganization proposal to establish a new Department of Housing and Land Management effective May 1. Full implementation is on July 1 at the start of the new fiscal year. This marks the first time in nearly 30 years that the City has centralized its housing functions. The new department is organized into divisions for development, finance, policy, asset management, transactions, and conservation, with a strong emphasis on executing TOD initiatives.

Streitz noted that the department will play a key role in accelerating affordable housing projects, partnering with developers, and creating innovative financing strategies—particularly for development on public lands. They have been partnering on the Kūwili TOD RAMP project and other strategic TOD initiatives. Kevin Auger has been designated as the department's first director pending confirmation by the City Council.

d. Possible Working Group: Act 159, SLH 2025 (HB 1409, CD1)

(This item was covered under Agenda Item #6)

e. Opportunity Zone (OZ) Workshop in August 2025, Department of Housing and Urban Development (HUD)

Ramona Mullahey announced the upcoming Hawai'i Opportunity Zones 2.0 webinar scheduled for Wednesday, August 13. Confirmed speakers include: Brent Parker of Novogradac—who is also chairing the Novogradac 2025 Fall Affordable Housing Conference in Honolulu; Catherine Lyons from the Economic Innovation Group; and Patrick Mullen of Arctaris Impact Investors, a Qualified Opportunity Fund with interest in Hawai'i. Another speaker is being finalized to discuss how to effectively match Low-Income Housing Tax Credits (LIHTC) with OZs. She encouraged strong participation, emphasizing the workshop's value in exploring how OZs can be leveraged to fund housing and community development in the State.

10. Adjournment

There being no further business, the meeting was adjourned at 11:32 a.m.

Note: All meeting materials are posted at <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.

Guests/Attendees: Senator Joy San Buenaventura
Representative Greggor Ilagan
Alden Yago, DCR
Alissa Ji
Austen Drake, SSFM International
Brandon Soo, HCDA
Brian Isa, DAGS
Brian Lee, Hawai'i LECET
Chelsea Dau, O'ahu MPO
Chico Figueiredo, Governor's Housing Team
Chris Sadayasu, SA
Franz Krainz, City DPP
Hilarie Alomar, Kamehameha Schools
Izzy Tsuchitori, OPSD
Jess Eballar, DAGS
Jonahan Vuylsteke
Kaponu Pa
Lindsay Apperson, Governor's Housing Team
Marie Williams, COK
Mark Garrity, O'ahu MPO
Michael Y., Governor's Housing Intern
Mjsales
Sery Berhanu, UH
Stacey Aldrich, HSPLS
Tami Whitney, Governor's Housing Team
Tevita L.
Zac Bergum, COH MTA

Hawai‘i Interagency Council for Transit-Oriented Development
July 18, 2025
Agenda Item 3. Permitted Interaction Group (PIG)
to Update the State TOD Strategic Plan

The Office of Planning and Sustainable Development (OPSD) and the TOD Council Co-chairs recommend the following course of action to establish a Permitted Interaction Group (PIG) to identify and incorporate transit-oriented development (TOD) areas for each County in the [State Strategic Plan for Transit-Oriented Development](#) (TOD Strategic Plan), pursuant to Act 159, Session Laws of Hawai‘i (SLH) 2025, House Bill (HB) 1409, Conference Draft (CD) 1.

A. Background

Act 159, SLH 2025 (see Attachment 1) amends Hawai‘i Revised Statutes (HRS) § 226-63 to require that the TOD Strategic Plan issued by the TOD Council include county-designated TOD areas for each County. Act 159 also clarifies provisions for the TOD Infrastructure Improvement Program under the Hawai‘i Community Development Authority—requiring consideration of infrastructure needs aligned with transit-supportive density thresholds in county-designated TOD areas in addition to consideration of the TOD Strategic Plan and projects that further implement the TOD Strategic Plan and projects identified therein. The identification of county-designated TOD areas in the TOD Strategic Plan ensures alignment with County plans and directed growth strategies, provides direction and clarity for TOD project planning and infrastructure investment, and strengthens the framework for State and County coordination on infrastructure and development in high-priority TOD and infill development areas.

The State TOD Strategic Plan issued in 2017 provides a statewide framework for TOD, but does not currently identify or map the general boundaries of priority TOD areas statewide with the exception of the three State TOD areas of Iwilei-Kapalama, Hā.lawa -Stadium, and East Kapolei on O‘ahu. The proposed PIG will enable the State TOD Program to work with County agencies and key stakeholders to address that gap and develop recommendations for the inclusion of County TOD areas in the State TOD Strategic Plan pursuant to Act 159.

B. Proposed Permitted Interaction Group for the Update of the State TOD Strategic Plan

The TOD Co-chairs recommend the establishment of a PIG to undertake tasks related to developing and coordinating with the Counties to identify TOD areas for each county and to determine other additional updates to the State TOD Strategic Plan that may be required. The scope of work and tasks and timeline for the PIG are broadly described below. The PIG may amend activities and schedule as needed to accomplish defined tasks.

1. Scope of Work

- a. Review Act 159, SLH 2025 requirements to interpret legislative intent and required outcomes related to TOD area delineation; amend PIG tasks and scheduled as needed.

- b. Establish criteria for identifying County TOD areas, such as proximity to existing and planned transit, County plans, zoning, infrastructure capacity, housing needs, and economic development potential.
- c. Develop options for incorporation of County TOD areas in the State TOD Strategic Plan.
- d. Consultation with County agencies to identify and map TOD area boundaries based on agreed-upon criteria for each County.
- e. Identification of other revisions or updates that may be desired with this update of the State TOD Strategic Plan.
- f. Development of recommendations for the update of the State TOD Strategic Plan and incorporation of County TOD areas in the Plan.
- g. Report findings and recommendations to the TOD Council related to incorporation of County TOD areas in the Plan and other proposed revisions.

2. Proposed Timeline

Milestone	Target Date
• PIG Formation & Kickoff	No later than September 2025
• County Consultations on TOD areas & Adoption Process	October 2025-February 2026
• Draft TOD Area Boundaries	October 2025
• Development of Recommendations on Strategic Plan and TOD Area Adoptions	January 2026
• Report on Findings & Recommendations to TOD Council	March 2026 Meeting

C. Recommendation for Action

The TOD Co-chairs recommend the TOD Council approve the following:

- a. Establishment of a Permitted Interaction Group to identify county-designated TOD areas and develop recommendations to incorporate these TOD areas and other updates as required in the State TOD Strategic Plan, with modifications to members, tasks, and timeframes as agreed to during discussion of this Agenda Item; and
- b. Designation of the following as PIG members and co-chairs:
 - **Office of Planning and Sustainable Development**, Mary Alice Evans or designee/s, Co-Chair
 - **County Planning Departments**, designee and alternates to be determined by the departments, Co-Chairs for County-specific tasks and activities
Planning Departments are requested to invite participation from mayors' offices

and agencies representing transportation and transit services, public works, housing, and economic development, etc. as needed.

- **Hawai'i Community Development Authority**
- **Hawai'i Housing Finance and Development Corporation**
- **Department of Accounting and General Services**
- **Department of Transportation**

Other stakeholders may be invited to participate in PIG activities if agreed upon by the PIG members.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



GOV. MSG. NO. 1259

EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

June 3, 2025

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

The Honorable Nadine Nakamura
Speaker, and Members of the
House of Representatives
Thirty-Third State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

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

This is to inform you that on June 3, 2025, the following bill was signed into law:

H.B. NO. 1409, H.D. 1,
S.D. 1, C.D. 1

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.
ACT 159

Mahalo,

A handwritten signature in black ink that reads "Josh Green M.D.".

Josh Green, M.D.
Governor, State of Hawai'i

Approved by the Governor

on JUN 3 2025

HOUSE OF REPRESENTATIVES
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

ACT 159
H.B. NO. 1409
H.D. 1
S.D. 1
C.D. 1

A BILL FOR AN ACT

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that Hawaii faces a
2 persistent housing crisis. Demand for housing significantly
3 outpaces supply, particularly in urban areas. Transit-oriented
4 development districts present a critical opportunity for
5 efficient land use by promoting higher-density development near
6 public transit infrastructure, thereby maximizing the value of
7 public investments. Higher residential density in transit-
8 oriented development districts increases public transit
9 ridership, thus reducing dependency on private automobiles and
10 lowering greenhouse gas emissions, which supports the State's
11 climate resilience and sustainability objectives.

12 The legislature established transit-oriented development
13 infrastructure improvement districts to foster community
14 development by strategically investing in infrastructure
15 improvements through Act 184, Session Laws of Hawaii 2022. The
16 legislature found that transit-oriented development promotes
17 development patterns that enhance residents' quality of life;



1 preserve the natural environment; provide a range of housing
2 choices for residents; and encourage walking, biking, and the
3 use of mass transit. Furthermore, the legislature concluded
4 that the State plays an important role in overcoming barriers to
5 transit-oriented development by encouraging needed investments
6 in improving regional infrastructure such as roads, sewers,
7 power, communication, and storm water management systems.

8 The legislature further recognizes that the ready
9 availability of affordable workforce housing near transit hubs
10 reduces transportation costs and improves access to employment,
11 education, and other essential services, especially for low- and
12 moderate-income households, thereby advancing social and
13 economic equity for the people of Hawaii.

14 The underutilization of land in transit-oriented
15 development districts, due partially to restrictive development
16 standards, undermines the economic and environmental benefits of
17 state investments in county-designated transit-oriented
18 development infrastructure improvement districts, contributes to
19 urban sprawl, and increases infrastructure costs and
20 environmental degradation.



1 The legislature finds that numerous jurisdictions,
2 including California, Oregon, and Washington, have adopted
3 minimum density standards for transit-oriented developments,
4 demonstrating the effectiveness of these measures in increasing
5 housing supply while bolstering transit systems. Transit-
6 oriented development infrastructure improvement districts can
7 increase residential density near transit hubs in order to
8 foster vibrant, walkable communities; support local businesses;
9 and generate higher property tax revenues, contributing to
10 Hawaii's fiscal and economic vitality.

11 Accordingly, the purpose of this Act is to:

- 12 (1) Temporarily establish the mixed-income subaccount
13 within the rental housing revolving fund for five
14 years to finance certain projects, including those
15 located in transit-oriented developments;
- 16 (2) Require the transit-oriented development
17 infrastructure improvement district board to consider
18 the infrastructure needs of transit-supportive density
19 requirements; and
- 20 (3) Require the strategic plan developed by the Hawaii
21 interagency council for transit-oriented development



1 to delineate transit-oriented development areas for
2 each county.

3 SECTION 2. Section 201H-202, Hawaii Revised Statutes, is
4 amended to read as follows:

5 "**§201H-202 Rental housing revolving fund.** (a) There is
6 established the rental housing revolving fund to be administered
7 by the corporation.

8 (b) An amount from the fund, to be set by the corporation
9 and authorized by the legislature, may be used for
10 administrative expenses incurred by the corporation in
11 administering the corporation's housing finance programs;
12 provided that fund moneys shall not be used to finance day-to-
13 day administrative expenses of projects allotted fund moneys.

14 (c) The following may be deposited into the fund:

15 [~~appropriations~~]

- 16 (1) Appropriations made by the legislature[~~, conveyance~~];
17 (2) Conveyance taxes pursuant to section 247-7[~~, private~~];
18 (3) Private contributions[~~, repayment~~];
19 (4) Repayment of loans[~~, interest, other~~];
20 (5) Interest;
21 (6) Other returns[~~,~~]; and [~~moneys~~]



1 (7) Moneys from other sources.

2 (d) [~~The~~] Except as provided in subsection (f), the fund
3 shall be used to provide loans for the development, pre-
4 development, construction, acquisition, preservation, and
5 substantial rehabilitation of rental housing units. The
6 corporation shall not forgive any loan made from the fund unless
7 the corporation forecloses on the project. Permitted uses of
8 the fund may include but are not limited to planning, design,
9 land acquisition, costs of options, agreements of sale,
10 downpayments, equity financing, capacity building of nonprofit
11 housing developers, credit enhancement, gap financing, or other
12 housing development services or activities as provided in rules
13 adopted by the corporation pursuant to chapter 91. The rules
14 may provide for a means of recapturing loans or grants made from
15 the fund if a rental housing project financed under the fund is
16 refinanced or sold at a later date. The rules may also provide
17 that moneys from the fund shall be leveraged with other
18 financial resources to the extent possible.

19 (e) [~~Moneys~~] Except as provided in subsection (f), moneys
20 available in the fund shall be used for the purpose of
21 providing, in whole or in part, loans for rental housing



1 projects demonstrating project readiness, efficiency, and
2 feasibility acceptable to the corporation in the following order
3 of priority:

4 ~~[(1) For projects that were awarded low-income housing~~
5 ~~credits pursuant to paragraph (2), priority shall be~~
6 ~~given to projects with a perpetual affordability~~
7 ~~commitment;~~

8 ~~(2)]~~ (1) Projects or units in projects that are allocated
9 low-income housing credits pursuant to the state
10 housing credit ceiling under section 42(h) of the
11 Internal Revenue Code of 1986, as amended, or projects
12 or units in projects that are funded by programs of
13 the United States Department of Housing and Urban
14 Development and United States Department of
15 Agriculture Rural Development wherein:

16 (A) At least fifty per cent of the available units
17 are for persons and families with incomes at or
18 below eighty per cent of the median family income
19 of which at least five per cent of the available
20 units are for persons and families with incomes



1 at or below thirty per cent of the median family
2 income; and

3 (B) The remaining units are for persons and families
4 with incomes at or below one hundred per cent of
5 the median family income;

6 provided that the corporation may establish rules to
7 ensure full occupancy of fund projects; provided
8 further that for projects that were awarded low-income
9 housing credits pursuant to this paragraph, priority
10 shall be given to projects with a perpetual
11 affordability commitment. For purposes of this
12 paragraph, "perpetual" means the useful life of the
13 project; and

14 [~~(3)~~] (2) Mixed-income rental projects or units in a mixed-
15 income rental project [~~wherein all of the available~~
16 ~~units are~~] for persons and families with incomes at or
17 below one hundred forty per cent of the median family
18 income.

19 (f) There is established within the fund a mixed-income
20 subaccount. Moneys in the mixed-income subaccount shall be used
21 for financing, including but not limited to loans, equity



1 investments, and credit enhancement, for mixed-income rentals
2 for qualified residents as defined in section 201H-32. The
3 corporation shall establish an application process for the
4 allocation of funds in the mixed-income subaccount, separate
5 from the fund allocation process pursuant to section 201H-
6 204(c), that gives preference to projects meeting the following
7 criteria:

- 8 (1) A diverse range of affordability, prioritizing persons
9 and families with incomes up to one hundred forty per
10 cent of the median family income;
- 11 (2) Projects located on state or county owned land or
12 developed in partnership with the State or a county;
- 13 (3) Projects that efficiently use state funding;
- 14 (4) Mixed-income rental projects or units in a mixed-
15 income rental project in an area that satisfy transit-
16 supportive density requirements, as defined in section
17 206E-246; and
- 18 (5) Any other criteria as the corporation deems necessary
19 to carry out the purposes of this subsection.

20 If the corporation, after applying the process described in
21 this subsection, finds a nonprofit or government project equally



1 ranked with a for-profit project, the corporation shall give
2 preference to the nonprofit or government project in allotting
3 funds from the mixed-income subaccount.

4 Moneys derived from the repayment of loans funded by the
5 mixed-income subaccount, interest thereon, and related fees and
6 returns shall be deposited into the fund.

7 [~~(f)~~] (g) There is established within the fund a bond
8 volume cap recycling program subaccount. The bond volume cap
9 recycling program subaccount shall be maintained as a reserve
10 for the bond volume cap recycling program established pursuant
11 to section 39B-2(f).

12 [~~(g)~~] (h) The corporation shall submit an annual report to
13 the legislature no later than twenty days prior to the convening
14 of each regular session describing the projects funded and, with
15 respect to rental housing projects targeted for persons and
16 families with incomes at or below thirty per cent of the median
17 family income, its efforts to develop those rental housing
18 projects, a description of proposals submitted for this target
19 group and action taken on the proposals, and any barriers to
20 developing housing units for this target group.



1 [~~(h)~~] (i) For the purposes of this subpart, the applicable
2 median family income shall be the median family income for the
3 county or standard metropolitan statistical area in which the
4 project is located as determined by the United States Department
5 of Housing and Urban Development, as adjusted from time to time.

6 [~~(i)~~] (j) The corporation may provide loans under this
7 section; provided that the corporation shall establish loan-to-
8 value ratios to protect the fund from inordinate risk and that
9 under no circumstances shall the rules permit the loan-to-value
10 ratio to exceed one hundred per cent; provided further that the
11 underwriting guidelines include a debt-coverage ratio of no less
12 than 1.0 to 1.

13 [~~(j)~~] (k) For the period commencing July 1, 2005, through
14 June 30, 2009, the fund may be used to provide grants for rental
15 units set aside for persons and families with incomes at or
16 below thirty per cent of the median family income in any project
17 financed in whole or in part by the fund in proportion of those
18 units to the total number of units in the project. At the
19 conclusion of the period described in this subsection, the
20 corporation shall report to the legislature on the number and
21 use of grants provided and whether the grants were an effective



1 use of the funds for purposes of developing rental housing for
2 families at or below thirty per cent of the median family
3 income."

4 SECTION 3. Section 201H-204, Hawaii Revised Statutes, is
5 amended as follows:

6 1. By amending subsection (a) to read:

7 "(a) Activities eligible for assistance from the fund
8 shall include but not be limited to:

9 (1) New construction, rehabilitation, or preservation of
10 low-income rental housing units that meet the criteria
11 for eligibility described in subsection (c) [÷] or
12 section 201H-202(f);

13 (2) The leveraging of moneys with the use of fund assets;

14 (3) Pre-development activity grants or loans to nonprofit
15 organizations; and

16 (4) Acquisition of housing units for the purpose of
17 preservation as low-income or very low-income
18 housing."

19 2. By amending subsection (c) to read:

20 "(c) [~~The~~] Except as provided in section 201H-202(f), the
21 corporation shall establish an application process for fund



1 allocation that gives preference to projects meeting the
2 following criteria that are listed in descending order of
3 priority:

- 4 (1) Serve the original target group;
- 5 (2) Provide at least five per cent of the total number of
6 units for persons and families with incomes at or
7 below thirty per cent of the median family income;
- 8 (3) Provide the maximum number of units for persons or
9 families with incomes at or below eighty per cent of
10 the median family income;
- 11 (4) Are committed to serving the target group over a
12 longer period of time;
- 13 (5) Increase the integration of income levels of the
14 immediate community area;
- 15 (6) Meet the geographic needs of the target group of the
16 proposed rental housing project, such as proximity to
17 employment centers and services; and
- 18 (7) Have favorable past performance in developing, owning,
19 managing, or maintaining affordable rental housing.

20 The corporation may include other criteria as it deems
21 necessary to carry out the purposes of this subpart.



1 If the corporation, after applying the process described in
2 this subsection, finds a nonprofit project equally ranked with a
3 for-profit or government project, the corporation shall give
4 preference to the nonprofit project in allotting fund moneys."

5 SECTION 4 Section 206E-246, Hawaii Revised Statutes, is
6 amended to read as follows:

7 "[+]§206E-246[+] **Transit-oriented development**
8 **infrastructure improvement district program; assessment; rules.**

9 (a) The board shall develop a transit-oriented development
10 infrastructure improvement district program to identify
11 infrastructure improvements within each district. In
12 determining the required infrastructure improvements to be
13 undertaken, the board shall consider the infrastructure needs of
14 transit-supportive density requirements, the strategic plan
15 prepared by the Hawaii interagency council for transit-oriented
16 development pursuant to section 226-63(c), and subsequent plans
17 and studies prepared to further implement the strategic plan and
18 the transit-oriented development projects therein.

19 (b) Whenever the board determines to undertake, or causes
20 to be undertaken, any infrastructure improvement as part of the
21 program, the cost of providing the infrastructure improvement



1 may be assessed against the real property in each district
2 specially benefiting from the infrastructure improvement. The
3 board shall determine the areas of each district that will
4 benefit from the infrastructure improvement to be undertaken,
5 and if less than the entire district benefits, the board may
6 establish assessment areas within the district. The board may
7 issue and sell bonds in amounts as may be authorized by the
8 legislature to provide funds to finance the infrastructure
9 improvements. The board may fix the assessments against real
10 property specially benefited. All assessments made pursuant to
11 this section shall be a statutory lien against each lot or
12 parcel of land assessed from the date of the notice declaring
13 the assessment until the assessment is paid, and the lien shall
14 have priority over all other liens except the lien of property
15 taxes. As between liens of assessments, the earlier lien shall
16 be superior to the later lien.

17 (c) Bonds issued to provide funds to finance transit-
18 oriented development infrastructure improvements shall be
19 secured solely by the real properties benefited or improved, the
20 assessments thereon, or the revenues derived from the program
21 for which the bonds are issued, including reserve accounts and



1 earnings thereon, insurance proceeds, and other revenues, or any
2 combination thereof. The bonds may be additionally secured by
3 the pledge or assignment of loans and other agreements or any
4 note or other undertaking, obligation, or property held by the
5 board. Bonds issued pursuant to this section and the income
6 therefrom shall be exempt from all state and county taxation,
7 except transfer and estate taxes. The bonds shall be issued
8 subject to rules adopted by the board pursuant to this section.

9 (d) Notwithstanding any other law to the contrary, in
10 assessing real property for transit-oriented development
11 infrastructure improvement, the board shall assess the real
12 property within an assessment area according to the special
13 benefits conferred upon the real property by the infrastructure
14 improvement. These methods may include assessment on a frontage
15 basis or according to the area of real property within an
16 assessment area or any other assessment method that assesses the
17 real property according to the special benefit conferred, or any
18 combination thereof. No assessment levied against real property
19 specially benefited as provided by this part shall constitute a
20 tax on real property within the meanings of any constitutional
21 or statutory provisions. No assessment shall be levied against



1 real property owned by the federal government, the State, or a
2 county, or an agency thereof, without the prior written consent
3 of the owner.

4 (e) The board shall adopt rules pursuant to chapter 91 to
5 provide for the method of undertaking and financing transit-
6 oriented development infrastructure improvement in an assessment
7 area or an entire district. The rules adopted pursuant to this
8 section shall include but not be limited to:

- 9 (1) The methods by which the board shall establish
10 assessment areas;
- 11 (2) The method of assessment of real properties specially
12 benefited;
- 13 (3) The costs to be borne by the board, the county in
14 which districts are situated, and the property owners;
- 15 (4) The procedures before the board relating to the
16 creation of the assessment areas by the owners of real
17 property therein, including provisions for petitions,
18 bids, contracts, bonds, and notices;
- 19 (5) Provisions relating to assessments;
- 20 (6) Provisions relating to financing, including bonds,
21 revolving funds, advances from available funds,



1 special funds for payment of bonds, payment of
2 principal and interest, and sale and use of the bonds;
3 (7) Provisions relating to funds and refunding of
4 outstanding debts;
5 (8) Provisions relating to limitations on time to sue; and
6 (9) Other related provisions.
7 (f) Notwithstanding any other provisions to the contrary,
8 the board may, in its discretion, enter into any agreement with
9 the county in which the districts are located to implement all
10 or part of the purposes of this section.
11 (g) All sums collected under this section shall be
12 deposited into the transit-oriented development infrastructure
13 improvement district special fund established under section
14 206E-247 and shall be applied solely to:
15 (1) The payment of the principal and interest on the bonds
16 and the cost of administering, operating, and
17 maintaining the program;
18 (2) The establishment of reserves; and
19 (3) Other purposes as may be authorized in the proceedings
20 providing for the issuance of the bonds.



1 If any surplus remains in the fund after the payment of the
2 bonds chargeable against the fund, it shall be credited to and
3 become a part of the fund.

4 (h) The transit-oriented development infrastructure
5 improvements to be financed through bonds issued by the board
6 may be dedicated to the county in which the infrastructure
7 improvements are to be located. The board shall ensure that the
8 infrastructure improvements are designed and constructed to meet
9 county requirements and shall enter into an agreement with the
10 county for dedication of the public facilities.

11 (i) Notwithstanding any law to the contrary, whenever it
12 becomes necessary to remove, relocate, replace, or reconstruct
13 public utility facilities that are part of a program, the board
14 shall establish by rule the allocation of cost between the
15 board, the affected public utilities, and the properties that
16 may specially benefit from the improvement, if any. In
17 determining the allocation of cost, the board shall consider the
18 cost allocation policies for districts established by the county
19 in which the removal, relocation, replacement, or reconstruction
20 is to take place.

21 (j) For the purposes of this section:



1 "County-designated transit-oriented development area" has
2 the same meaning as defined in section 226-63(d).

3 "Floor area ratio" means the quotient, expressed as a
4 decimal number, that results from dividing a structure's total
5 floor area by the total area of the lot or parcel on which the
6 structure is located.

7 "Ministerial" means a permit process based upon standards
8 established through county ordinance or rule and issued by the
9 director of the county agency responsible for land use or a
10 single county officer designated by ordinance.

11 "Transit-supportive density" means a county-designated
12 transit-oriented development area:

13 (1) With development standards that allow a floor area
14 ratio of at least:

15 (A) 4.0 for all uses that are permitted in a county-
16 designated transit-oriented development area or
17 by the underlying county zoning;

18 (B) 6.0 for all uses that are permitted in a county-
19 designated transit-oriented development area
20 within one-half mile of a station of a locally



- 1 preferred alternative for a mass transit project;
- 2 and
- 3 (C) For all uses that are permitted within one-
- 4 quarter mile of a station of a locally preferred
- 5 alternative for a mass transit project, whichever
- 6 is greater:
- 7 (i) 7.0;
- 8 (ii) The maximum floor area ratio allowed by the
- 9 adopted transit-oriented development special
- 10 district; or
- 11 (iii) The maximum floor area ratio allowed by the
- 12 applicable transit-oriented development
- 13 plan;
- 14 (2) For which permits for development are processed as a
- 15 ministerial permit subject to applicable objective
- 16 design standards;
- 17 (3) Where there is no imposition of a development standard
- 18 that renders it impracticable to build a usable
- 19 structure for the permitted uses at the applicable
- 20 transit-supportive density; and



1 (4) Where funds collected pursuant to section 46-16.8 have
2 been expended in the county-designated transit-
3 oriented development area in which the development is
4 located."

5 SECTION 5. Section 226-63, Hawaii Revised Statutes, is
6 amended to read as follows:

7 "[~~§~~226-63[~~§~~] **Hawaii interagency council for transit-**
8 **oriented development[~~-~~]; transit-oriented development planning**
9 **and implementation.** (a) There is established the Hawaii
10 interagency council for transit-oriented development, which
11 shall be an advisory body exempt from section 26-34, to
12 coordinate and facilitate state agency transit-oriented
13 development planning, and facilitate consultation and
14 collaboration between the State and the counties on transit-
15 oriented development initiatives. The Hawaii interagency
16 council for transit-oriented development shall be established
17 within the department of business, economic development, and
18 tourism for administrative purposes.

19 (b) The Hawaii interagency council for transit-oriented
20 development shall:



- 1 (1) Serve as the State's transit-oriented development
2 planning and policy development entity with
3 representation from state and county government and
4 the community;
- 5 (2) Formulate and advise the governor on the
6 implementation of a strategic plan to ~~[address]~~ plan
7 for and implement transit-oriented development
8 projects, including ~~[mixed-use]~~ mixed-use and
9 affordable for-sale and rental housing projects, on
10 ~~[state]~~ lands in county-designated transit-oriented
11 development areas in each county;
- 12 (3) Facilitate the acquisition of funding and resources
13 for state and county transit-oriented development
14 programs, including affordable for-sale and rental
15 housing projects, on state and county lands;
- 16 (4) Monitor the preparation and conduct of plans and
17 studies to facilitate implementation of state transit-
18 oriented development plans prepared pursuant to this
19 section, including but not limited to the preparation
20 of site or master plans and implementation plans and
21 studies;



- 1 (5) Review all capital improvement project requests to the
2 legislature for transit-oriented development projects,
3 including [~~mixed-use~~] mixed-use and affordable for-
4 sale and rental housing projects, on [~~state~~] lands
5 within county-designated transit-oriented development
6 [~~zones~~] areas or within a one-half-mile radius of
7 public transit stations, if a county has not
8 designated transit-oriented development zones;
- 9 (6) Recommend policy, regulatory, and statutory changes,
10 and identify resource strategies for the successful
11 execution of the strategic plan;
- 12 (7) Assemble accurate fiscal and demographic information
13 to support policy development and track outcomes;
- 14 (8) Consider collaborative transit-oriented development
15 initiatives of other states that have demonstrated
16 positive outcomes; and
- 17 (9) Report annually to the governor, the legislature, and
18 the mayor of each county on the progress of its
19 activities, including formulation and progress on the
20 strategic plan no later than twenty days prior to the
21 convening of each regular session.



1 (c) The strategic plan developed by the Hawaii interagency
2 council for transit-oriented development shall:

3 (1) Coordinate with the counties on transit-oriented
4 development;

5 (2) For each county, compile an inventory of state,
6 county, and [~~private-sector~~] private-sector transit-
7 oriented development projects lacking infrastructure,
8 identifying the type of infrastructure each project
9 lacks, and the approximate time frame when additional
10 capacity is needed;

11 (3) Prioritize the development of transit-oriented
12 development projects, including [~~mixed-use~~] mixed-use
13 and affordable for-sale and rental housing projects,
14 on state and county lands;

15 (4) Identify financing and prioritize state financing for
16 the public infrastructure, facility, and service
17 investments required to support transit-oriented
18 development, [~~mixed-use,~~] mixed-use, and affordable
19 for-sale and rental housing [~~project plans; and~~] in
20 county-designated transit-oriented development areas;



1 (5) Encourage and promote partnerships between public and
2 private entities to identify, renovate, and secure
3 affordable housing options on state and county lands
4 within county-designated transit-oriented development
5 areas or within a one-half-mile radius of public
6 transit stations, if a county has not designated
7 transit-oriented development [~~zones~~] areas; and

8 (6) Delineate for each county, transit-oriented
9 development areas within which transit-rich,
10 pedestrian-oriented development is desired and
11 investment in transit-oriented development and
12 supporting infrastructure is to be directed.

13 (d) For the purposes of this section and implementation of
14 the strategic plan statewide:

15 "County-designated transit-oriented development area" means
16 a geographic area designated by a county for transit-oriented
17 development by an adopted ordinance, plan, or resolution, and
18 delineated in the strategic plan pursuant to this section, that
19 generally consists of lands within a one-half-mile radius of a
20 transit hub or transit station; provided that the actual
21 boundaries may differ under specific circumstances.



1 "Transit-oriented development" means the development of
2 compact, dense, walkable, pedestrian-oriented, mixed-use
3 neighborhoods centered around transit stations or transit hubs
4 of public transit systems. "Transit-oriented development"
5 features a mix of uses, such as housing, office, retail, civic
6 and institutional, and other services and amenities at densities
7 that support transit ridership and walkability.

8 "Transit-oriented development project" means a development
9 project located within a geographic area designated as a
10 transit-oriented development area by the county with a medium-
11 to high-density mix of uses, such as housing, office, retail,
12 and other amenities, that is designed to promote walkability and
13 safe and convenient access to transit services."

14 SECTION 6. This Act does not affect rights and duties that
15 matured, penalties that were incurred, and proceedings that were
16 begun before its effective date.

17 SECTION 7. Statutory material to be repealed is bracketed
18 and stricken. New statutory material is underscored.

19 SECTION 8. This Act shall take effect upon its approval;
20 provided that sections 2 and 3 of this Act shall be repealed on
21 June 30, 2030, and sections 201H-202 and 201H-204, Hawaii

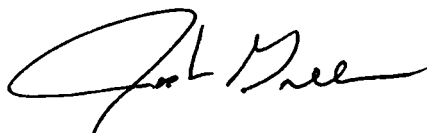


- 1 Revised Statutes, shall be reenacted in the form in which they
- 2 read on the day prior to the effective date of this Act.



H.B. NO. 1409
H.D. 1
S.D. 1
C.D. 1

APPROVED this 3rd day of June, 2025

A handwritten signature in black ink, appearing to read "Josh Green", is written over the printed name.

GOVERNOR OF THE STATE OF HAWAII

HB No. 1409, HD 1, SD 1, CD 1

THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2025
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirty-Third Legislature of the State of Hawaii, Regular Session of 2025.

A handwritten signature in black ink, appearing to read "Nadine K. Nakamura".

Nadine K. Nakamura
Speaker
House of Representatives

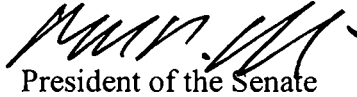
A handwritten signature in black ink, appearing to read "Brian L. Takeshita".

Brian L. Takeshita
Chief Clerk
House of Representatives


THE SENATE OF THE STATE OF HAWAI‘I

Date: April 30, 2025
Honolulu, Hawai‘i 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate
of the Thirty-Third Legislature of the State of Hawai‘i, Regular Session of 2025.



President of the Senate



Clerk of the Senate

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

(as of 7/15/2025)

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	O-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 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. 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. DHHL is planning approximately 400–500 multifamily units on 32.6 acres, targeting densities of 15–20 dwelling units per acre under Apartment Mixed-Use (AMX)-2 zoning. They plan to publish a Request for Qualification (RFQ) for a master developer sometime this year.
	O-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. 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 and HCDA are continuing to coordinate efforts on Road B. 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. Thirty-five million dollars was allocated to HCDA for the construction of Road D and Road H; UH is working with HHFDC to prepare a Request For Proposal (RFP) to solicit a developer to construct workforce housing on Parcel 4. This will provide a revenue stream for the UH-WO. HHFDC will provide \$5 million to support design and planning work. The UDP is incorporating the private film studio, parks, school, and roadway configurations. They are continuing to coordinate with the City DPP on the proposed zoning changes and preparing the draft UDP for submittal to UH-WO for review. UH selected Island Film Group in January 2024 to develop a private film studio and residential and commercial mixed-use hub on 34 acres of undeveloped land near the rail station at the corner of Kualakai Parkway and Farrington Highway. They are planning to complete ground lease and development agreements by September 2025
	O-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.
	O-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.
	O-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.
	O-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. The draft EIS published in 2024. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. Conceptual design plan completed. It included alternative site plan layouts, architectural design themes and guidelines, architectural renderings, circulation plan, and public realm improvements to provide walkable, livable mixed-use development in proximity to the rail stations.
	O-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.

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	O-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. The contract was awarded to Nan, Inc. and construction is scheduled to begin May 1, 2025. The completion date is 2027. The project will be completed over five phases in approximately two years, including reconstruction of the Kaloi Stream Bridge and Honouliuli Stream Bridge.
	O-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.
	O-09	HHFDC/DAGS/D	Waipahu Transit	Waipahu Civic Center TOD Project	10	Pre-Planning	No change in status.
	O-11	UH-LCC	Leeward Comm	UH Leeward Community College TOD Master	50	Pre-Planning	No update.
	O-12	HPHA	Pearl Highlands	Hale Lauima Homes	4	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	O-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 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.
	O-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.
	O-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning	Feasibility report completed Sep 2019; no change in status.
	O-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.
	O-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.

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Iwilei-Kapalama	O-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.
	O-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.
	O-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning	TOD Study completed Mar 2019; no update.
	O-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.
	O-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. FEIS posted pending acceptance.
	O-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 (LITHC) funding. They have a master plan for the project and working on getting the entitlements for phase 1.
	O-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. Concept plans completed.
	O-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.
	O-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.
	O-27	HCDA	Kakaako, Civic Center	Nohona Hale	0.24	Completed	Completed 2020; 111 units fully occupied; 30-60% AMI; total dev cost \$51.425M.
	O-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.
	O-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.
	O-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.
	O-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning	No change in status.

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City & County of Honolulu	O-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.
	O-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.
	O-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.
	O-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.
	O-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.
	O-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan (multiple projs)		Pln/Des/Const	Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan.
	O-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 UHCD 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.
	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.

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County of Kauai	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. In 2025, received \$5 million for plans, design, and construction of on-campus housing for faculty, staff, and students.
	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 Memorial 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. Kapaa Library received \$2 million for plans and design in 2025. It will be located on SMMH campus.
	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. The proposed unit count will be included in anticipated buildout for the EIS.
	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)		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.
	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. Kaua'i Housing Agency is scoping the project. Project underway. Master plan on the 60-acre portion completed several years ago. Held 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.

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County of Hawaii	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. Kava'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 Kava'i on the condemnation. Held 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.
	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. Legislature approved \$1M for plans and design in 2024. MTA is working with DOT on the Categorical Exemption for FTA funding for the Pahoa project. OPSD, COH MTA, HSPLS, and DAGS have scheduled monthly progress meetings.
	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/RHRE); 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.
	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. OPSD, DAGS, and COH MTA have scheduled monthly meetings.

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County of Hawaii	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. OPSD, DAGS, and COH MTA have scheduled monthly progress meetings.
	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	Kukuioia and Village 9 Affordable Housing	36	Pln/Des/Const	Subdivision approved in July 2022 for Kukuioia 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 Kukuioia Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioia 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 contract is for conceptual master planning and site design for permanent transitional housing. Group 70 was hired as their consultant.
	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.
	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.

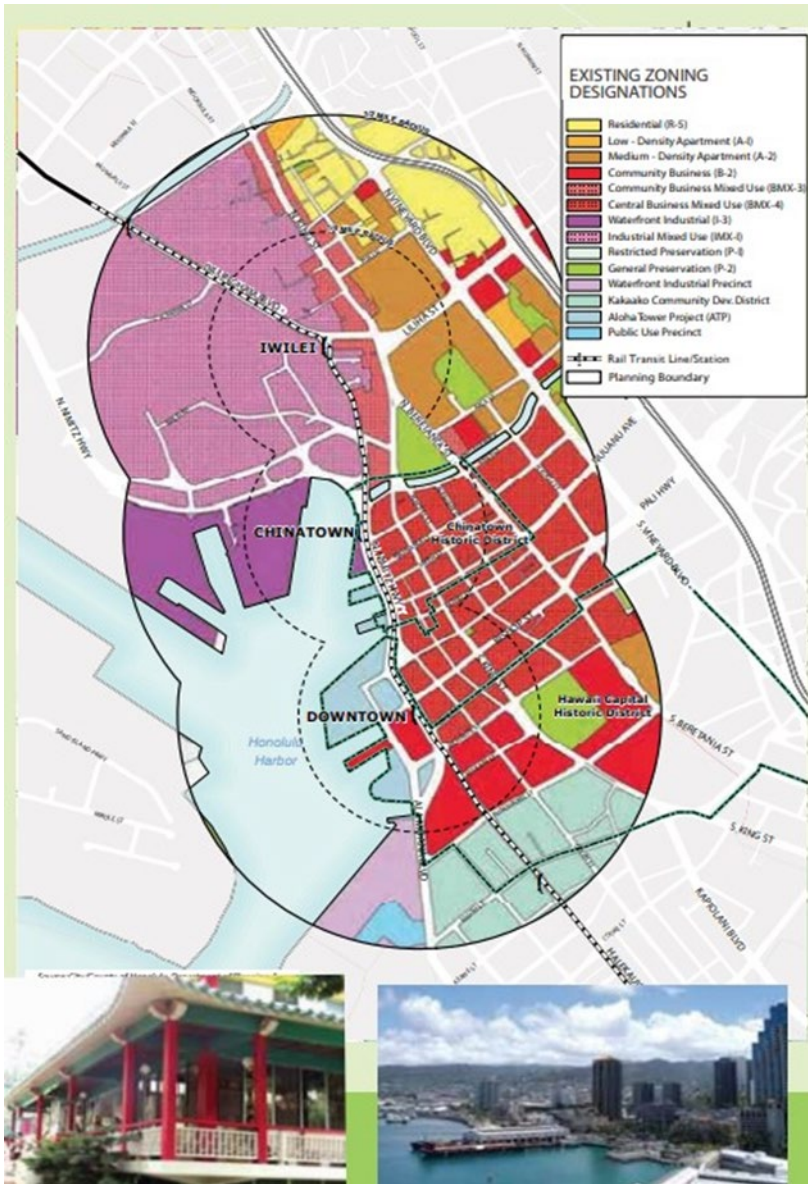
APPENDIX A. TOD Project Status and Funding Reported to TOD Council

(as of 7/15/2025)

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
County of Maui	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 for both projects.
	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



HAWAI'I OPPORTUNITY ZONES (OZ) 2.0 Workshop

**Wednesday, Aug. 13, 2025,
9:00-10:30 a.m.**

<https://us06web.zoom.us/j/89282043455?pwd=I2X7rSNFyObJiVFeMULkES0mOaDWL2.1>

Confirmed speakers:

- **Brent Parker** – Partner, Novogradac (Chair of upcoming Novogradac 2025 Fall Affordable Housing Conference in Honolulu, September 10-11, 2025)
- **Catherine Lyons** - Director of Policy and Coalitions at Economic Innovations Group (EIG)
- **Patrick Mullen** – Managing Director, Arctaris Impact Investors
- **Sarah Ortner** – Milken Institute

State and County agencies and the private sector are invited to participate in the Hawai'i Opportunity Zones (OZ) 2.0 Workshop. This OZ refresher workshop will focus on preparing the State of Hawai'i for the revamp of the existing OZ program. OZs offer tax incentives to investors to bring capital to finance new construction or substantial rehabilitation of housing and other benefits. In addition, the Milken Institute will introduce a new tool - Community Infrastructure Center (CIC) project platform - to help deliver on an investment-ready project pipeline.

Hosted by: DBEDT- Office of Planning and Sustainable Development (OPSD)

Organized by: U.S. Department of Housing and Urban Development (HUD). For any questions, please contact Ramona Mullahey, Honolulu Field Office, ramona.mullahey@hud.gov