

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 73
NOTICE OF MEETING AND AGENDA
Friday, September 19, 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/87646575734?pwd=vxCqVSNufkQHTZX2wRm8f8vO9M43oG.1>

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

Meeting ID: 876 4657 5734

Passcode: 005058

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of July 18, 2025 Meeting**
3. **For Discussion & Action: Dissolution of Existing and Establishment of a New Permitted Interaction Group (PIG) to Update the State TOD Strategic Plan, Adding a New Member**
Action on proposal to dissolve the State TOD Strategic Plan Update PIG established at the July 2025 TOD Council meeting and establish a new PIG that adds the Department of Land and Natural Resources (DLNR) as a member. The purpose and tasks for the PIG are essentially the same as for the prior PIG and are described further in the new PIG proposal in the meeting materials.

Action Item: Council action on the dissolution of the PIG approved in July 2025 and establishment of a State TOD Strategic Plan Update PIG that includes DLNR as a member.

4. **Informational Presentation: Hawai'i Housing Planning Study, Hawai'i Housing Finance and Development Corporation (HHFDC)**
Rebecca Soon, Ward Research
Presentation on the Hawai'i Housing Planning Study, which looked at Hawai'i's housing needs through 2027 and provides insight into the scale and nature of the housing crisis impacting residents to support housing planners and policymakers in addressing the housing needs of Hawai'i's communities.

5. **Informational Presentation: Hawai‘i State Department of Education (DOE) Employee Housing Survey**
Tammi Oyadamori-Chun, DOE
Presentation will discuss the findings from Hawai‘i State DOE Employee Housing Survey released in March 2025.
6. **For Discussion & Action: Projects Proposed for Inclusion in the State TOD Strategic Plan**
 - a. County of Kaua‘i, Department of Public Works, Līhu‘e Facility Plan - Līhu‘e Wastewater Treatment Plant and Collection System Improvements
 - b. County of Hawai‘i, Office of Housing and Community Development, 34 Rainbow Drive Affordable Housing
 - c. County of Hawai‘i, Office of Housing and Community Development, Ainaola Workforce Housing

Action Item: Council approval to accept the projects for inclusion in the State TOD Strategic Plan.
7. **FY 2026 Statewide TOD CIP Planning Fund Awards**
Projects selected for funding and project overviews.
8. **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**
9. **Announcements**
 - a. **Webinar: Opportunity Zone (OZ) Investment Technical Assistance through Milken Community Infrastructure Center (CIC), September 23, 2025, 9 a.m.;** Organized by the U.S. Department of Housing & Urban Development (HUD) Honolulu Office. Register at the link below:
https://us06web.zoom.us/meeting/register/Gq-RGq3eRhOQj-UPp0m_OA
 - b. **Next Meeting and Preliminary Agenda Items for Future Meeting**
 - i. October 2025 No Meeting
 - ii. 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

- | | | |
|------|---------------------|--|
| iii. | December 2025 | No Meeting |
| iv. | January 16,
2026 | Presentation: TBD
TOD-Related Capital Improvement Project (CIP) & General
Fund Budget Requests
TOD-Related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
2025 TOD Council Meeting Schedule
Announcements |

c. Other

10. 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, September 16, 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/accessable formats.

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 72
Friday, July 18, 2025
9:30 am

Office of Planning and Sustainable Development
235 South Beretania Street 6th Floor
Honolulu, Hawai'i 96813
and Via Videoconference

[https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/GMT20250718-193344_Recording_gallery_1920x1080%20\(1\).mp4](https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/GMT20250718-193344_Recording_gallery_1920x1080%20(1).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>David DePonte, Department of Accounting and General Services (DAGS)</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>Ryan Tam, Hawai'i Community Development Agency (HCDA)</p> <p>Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)</p> <p>Michael Shibata, University of Hawai'i (UH)</p> <p>Tim Streitz, City and County of Honolulu (City)</p> <p>Bethany Morrison, County of Hawai'i (COH)</p> <p>Jodi Higuchi Sayegusa, County of Kaua'i (COK)</p> <p>Cathy Camp, Central Pacific Bank, Business Representative</p> <p>Laura Kodama, Castle and Cooke, Developer Representative</p> <p>Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Brooke Wilson, Office of the Governor (GOV)</p> <p>Keith Hayashi, Department of Education (DOE)</p> <p>Dawn Chang, Department of Land and Natural Resources (DLNR)</p> <p>Tommy Johnson, Department of Corrections and Rehabilitation (DCR)</p> <p>Ed Sniffen, Department of Transportation (DOT)</p> <p>Brennon Morioka, Stadium Authority (SA)</p> <p>Representative Luke Evslin, House of Representatives</p> <p>Senator Chris Lee, State Senate</p> <p>Mayor Richard Bissen, County of Maui (COM)</p> <p>Kevin Carney, Housing Advocate</p>
Other Designees/ Alternates Present:	<p>Seiji Ogawa, OPSD</p> <p>Randy Chu, HHFDC</p> <p>Ben Park, HPHA</p> <p>Shannon Arquitola, COH</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD</p> <p>Carl Miura, OPSD</p>

1. **Call to Order**

Dean Minakami, Co-chair, called the meeting to order at 9:34 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of June 20, 2025 Meeting**

The June 20, 2025 TOD Council Meeting Minutes were approved as circulated.

4. **For Discussion & Action: Establishment of a Permitted Interaction Group (PIG) to Update the State TOD Strategic Plan**

Seiji Ogawa explained that this was initiated because Act 159 was signed into law this past session. The new statute should strengthen transit-oriented development efforts statewide, enabling the following: (1) RHRF funding for mixed-income housing in TOD areas, (2) alignment of Hawai'i Community Development Authority (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.

Item #3 requires the identification of county-designated TOD areas in the TOD Strategic Plan to ensure alignment with County plans and directed growth strategies, which will provide direction and clarity for TOD project planning and infrastructure investment statewide and strengthen State and County coordination of infrastructure and development in high-priority TOD and infill development areas.

The proposal recommended that Mary Alice Evans serve as chair for the PIG and the County Planning Departments' designees act as co-chairs for their respective County tasks. Membership will consist of Office of Planning and Sustainable Development (OPSD), the County Planning Departments representing the Counties (4), Hawai'i Community Development Authority (HCDA), Hawaii Housing Finance and Development Corporation (HHFDC), Department of Accounting and General Services (DAGS), and Department of Transportation (DOT). The County Planning Departments will be asked to assist with facilitating participation of their mayors' offices and the County agencies representing transportation, transit services, public works, housing and economic development, as needed.

Action: It was moved by Mary Alice Evans and seconded by Hakim Ouansafi to approve the establishment of a PIG to update the State TOD Strategic Plan as set out. Motion was approved.

5. **Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force, Act 133 (2025), HB 1406, CD 1**

Representative Greggor Ilagan, House of Representatives

Representative Greggor Ilagan explained that the central question before the SPEED Task Force is how to simplify permitting in Hawai'i. Acknowledging the many different permits, approvals, and regulatory processes across the State, he stressed the importance of approaching reform incrementally—"one brick at a time." The first "brick" the task force will focus on is building permits. The second brick is Chapter 6E Historic Preservation compliance under Department of Land and Natural Resource's (DLNR) State Historic Preservation Division (SHPD). The third is Individual Wastewater System (IWS) permit approvals under the Department of Health (DOH).

These areas were identified as priority concerns raised frequently by community members and businesses.

Representative Ilagan then noted the system currently in place. Kaua'i County, for example, has been fully paperless since 2013 and now uses Click2Gov and ePlan software. Hawai'i County launched a unified permitting system in 2021, consolidating building, plumbing, and electrical permits. Maui followed in 2022 with its MAPPS system, and Honolulu is expected to launch HNL Build this year. DLNR SHPD uses the HICRIS web-based application for historic preservation compliance, while the DOH uses the eHawaii system for IWS applications.

The task force's goal is to make permitting simpler and enabling effective tracking. It will examine these permitting systems through the lens of four primary user groups: new homeowners, family businesses, residential developers, and commercial developers. The task force intends to examine how these users experience permitting across different scenarios—new construction, renovations, and conversions—to better understand the process and find opportunities for streamlining. The first meeting is tentatively scheduled for September 11, 2025, at the State Capitol and will feature six presentations, including from County agencies that will share their permitting processes and digital tools.

Laura Kodama asked how the task force would ensure input from actual users of the permitting process, including the general public and developers. Representative Ilagan confirmed that users, such as Christine Camp, are part of the group. He encouraged individuals who might want to participate to contact him via email repillagan@capitol.hawaii.gov.

PRO Housing Grant Update: Following Representative Ilagan's remarks, Ogawa reported that the action plan for the PRO Housing grant was approved by the Department of Housing and Urban Development (HUD). Evans thanked the HUD Honolulu Office for their assistance in applying for the grant and helping OPSD move it through the process. This will allow activities to begin, which will include identifying barriers to housing production, focusing particularly on permitting and policy issues. These efforts are intended to complement the SPEED Task Force's work, creating synergy between the two initiatives.

Recruitment is underway for two new positions. Ogawa requested that person with housing experience be referred to the Department of Human Resources Development non-civil service jobs webpage.

6. **Informational Presentation: Transportation Demand Management (TDM) Study, O'ahu Metropolitan Planning Organization (O'ahu MPO)**

Kiana Otsuka, O'ahu MPO

Kiana Otsuka presented findings from the State Government Employee Transportation Demand Management (TDM) Study, funded with federal planning funds and matched by the Hawai'i State Energy Office via the U.S. Climate Alliance. She explained that TDM strategies aim to reduce traffic and emissions by encouraging transit, carpooling, biking, and telework, while making more, efficient use of existing transportation infrastructure. Five program goals were set: reducing vehicle miles traveled (VMT), improving quality of life, addressing retention challenges, making benefits more competitive, and maximizing existing facilities. Examples include subsidized transit passes, bike and scooter facilities when retrofitting buildings, satellite offices, and supportive zoning policies. She highlighted successful programs in Honolulu, Los Angeles, and California as models.

The study looked at existing benefits for State employees such as Flex Park, Pre-Tax Transportation Benefit, and Secure Bike Parking Pilot Parking Programs. It included over 4,000 survey responses. Results showed State employees drive alone more than the O'ahu average while many live within short travel distances of work. State employees take transit and use more active modes of transportation than the O'ahu average. Employees overwhelmingly supported a fully subsidized transit pass. The analysis also identified opportunities tied to the Skyline rail route and wanting flexibility when selecting their form of transportation. This information also informed several legislative proposals on transit subsidies, parking reform, and telework last session.

Tim Streit asked about the low participation in the DAGS bike storage pilot, and Otsuka pointed to awareness gaps and cost inequities. Nancy McPherson (DHHL) shared her commuting experience from the Windward side, recalling that traveling by bus to Kapolei often required three transfers and could take up to two hours. Even with the Skyline rail now operating, she noted that the commute remains lengthy and emphasized the need to extend the rail line to Kapolei and improve bus connections from Windward O'ahu to the Stadium station. She reminded members that the original vision had been to relocate State offices to Kapolei, which would have helped balance commuting patterns.

The presentation closed with a call to integrate TDM strategies into planning and facility management to support sustainable commuting for State employees. Otsuka also shared a list of suggestions for the TOD Council, including prioritizing locations near high quality transit locations when siting government offices and adopting TDM checklists for building/facility design to support transportation choices.

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

Ogawa announced OPSD issued an RFP to State and County agencies on FY 2026 Statewide TOD CIP Planning Funds. The program is intended to catalyze projects that advance TOD and affordable housing, mixed-use, walkable communities in transit-rich areas. It will fund planning efforts where co-location, intensive interagency coordination, or innovative approaches are needed or being considered. Eligible uses include pre-planning, master planning, feasibility and cost studies, infrastructure assessments, preparation of environmental review documents, and coordination of TOD project activities.

A pre-application informational meeting was held on Wednesday, July 16, 2025. Several of the agencies expressed interest in applying. He thanked the participants for attending. The deadline for submitting proposals is Friday, August 22, 2025, 4 p.m. In the meantime, if agencies have any questions, he encouraged them to reach out to OPSD.

8. **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**

• **Hālawā-Stadium**

New Aloha Stadium Entertainment District (NASED). David DePonte reported that they are planning to execute all of the agreements in August 2025.

- Iwilei-Kapālama
City and County of Honolulu (City) Kūwili Station TOD Redevelopment Area Master Planning (RAMP). Tim Streitz said that the City awarded the contract for master planning to DTL in partnership with BDP Quadrangle of Toronto, Canada, Nippon Koei of Japan, and Wilson Okamoto of Honolulu. They are currently working on finalizing the contract and hoping to get the project going in the next few months.

b. State and County Projects—Kaua'i

- County of Kauai (COK) Lihue Town TOD Multifamily Housing Feasibility Study. Jodi Higuchi Sayegusa reported that the project is midway through its feasibility analysis. The team is contacting key developers and landowners to gauge interest in the building prototypes and capacities developed. As part of the form-based code project, she will take a team to Berkeley, California, to attend a training session organized by Opticos.
- Department of Corrections and Rehabilitation (DCR) New Kauai Community Correctional Center. Alden Yago mentioned that they are doing their due diligence looking at land entitlement, etc. to eventually acquire land for the project.

c. State and County Projects—Hawai'i

- County of Hawai'i (COH) General Plan. Bethany Morrison said that their draft general plan is being considered by the Hawai'i County Council Planning Committee. It includes land use designations for urban centers.
- COH Kukuiole and Village 9 Affordable Housing. Neil Erickson reported that they selected Group 70 for the Kukuiole Phase 3 Multifamily Housing and had a kickoff meeting last week for the feasibility and needs assessment. They should be able to provide design concepts and some programmatic ideas on what can be included and how it is going to be phased.
- University of Hawai'i – Hilo, Hale Kawili Apartments (private student apartments). As of July 1, 2025, ownership has been transferred from Adult Student Housing to Community Development Alliance Corporation, a not-for-profit organization. The 100- unit 2- and 3-bedroom apartment building will remain open to serve university students. During the new 45-year ground lease period, they will be working on new plans to either renovate or redevelop the facility.

9. Announcements

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

Minakami encouraged everyone to register for 2025 HCPO Conference, which is being hosted by OPSD along with the American Planning Association (APA)-Hawai'i Chapter. Space is still available. It promises to be a diverse one—taking up issues impacting the State, including climate resiliency, affordable housing, and tools and strategies to increase resiliency in our communities and natural environment. The registration link for the HCPO 2025 Conference can be found at the OPSD website if interested.

Evans shared that the program is still being finalized. It will feature sessions related to TOD including breakout session on Hawai'i's housing market, private-public partnership (P3), and Iwilei TOD regional frame work. Also, the organizers are trying to put together workshop on user-based guidelines for moderate density TOD. Most of the mobile workshops are full except

for one. The breakout session are all day on Thursday and on Friday morning. Training sessions will be offered on Friday afternoon. She thanked everyone for signing up and is looking forward to seeing everyone.

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>

Ramona Mullahey invited everyone to attend the Opportunity Zone (OZ) Workshop. Equity investments in OZs is one tool in a capital stack. She said there have been several changes to the law: it was made permanent, greater emphasis on rural areas, change in median income (AMI), and a nomination process for a new set of OZs in 2026. Milken Institute has a free platform providing a “dealroom” for users to help fund infrastructure. The goal is to expand the tool box and global resources to the State to support projects that are important for the community.

Minakami thanked Mullahey for organizing this event. He encouraged everyone to share the meeting link. He asked if anyone would like OPSD to forward the meeting link to please contact Carl Miura.

d. Other

9. Adjournment

There being no further business, the meeting was adjourned at 10:44 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: Representative Greggor Ilagan
Aaron Setogawa, OPSD
Alik
Alissa Ji
Brian Lee, Hawai'i Labor & Employer Cooperation and Education Trust (LECET)
Chico Figueiredo, Governor's Housing Team
Chris Sadayasu, Stadium Authority (SA)
KB Chun
David Kobayashi, OPSD
Franz Krintz, City Department of Planning and Permitting (DPP)
Jess Eballar, DAGS
Jonathan Vuylsteke, Honolulu Authority for Rapid Transit (HART)
Katie Rooney, Ulupono Initiative
Keith C.
Kiana Otsuka, O'ahuMPO
Laren Austace
Lauren Primiano, OPSD
Lee Tokuhara
Lindsay Apperson, Governor's Housing Team
Lisa Emerson
Neil Erickson, County of Hawai'i Office of Housing and Community Development (OHCD)
Pane Meatoga, III, Operating Engineers Local 3
Rick Daysog, Governor's Office
Savannah Harriman-Pote, Hawai'i Public Radio
Shana Merrifield
Susie Fong, U.S. Navy
Tami Whitney, Governor's Housing Team
Alden Yago, DCR

Hawai‘i Interagency Council for Transit-Oriented Development
September 19, 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. Purpose and Tasks

The purpose of the PIG is to update the TOD Strategic Plan in response to Act 159, SLH 2025 and identify other revisions to the Strategic Plan or TOD Council activities that could strengthen TOD implementation statewide. The specific tasks for the PIG are to:

- (1) Identify areas to be incorporated as TOD areas for each County pursuant to Act 159, SLH 2025 (HB 1409, Conference Draft (CD) 1);
- (2) Determine how these areas should be incorporated in the TOD Strategic Plan;
- (3) Determine other revisions or updates needed to the Strategic Plan and its TOD Projects list and recommendations for a process and timeframe, as needed, for updating the TOD Strategic Plan accordingly; and
- (4) Identify other actions or policies the TOD Council could pursue to advance TOD and facilitate TOD implementation statewide.

B. 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, Hālawā -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.

C. **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 the scope of work, 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 November 2025
• County Consultations on TOD areas & Adoption Process	October 2025-May 2026
• Draft TOD Area Boundaries	December 2025
• Development of Recommendations on Strategic Plan and TOD Area Adoptions	January 2026
• Report on Findings & Recommendations to TOD Council	May 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**
 - **Department of Land and Natural Resources**

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

AGENCY TOD Project Fact Sheet		Proj ID 19-Sep-2025		
1	Agency	County of Kaua'i Department of Public Works, Wastewater Mgmt Division		
2	Transit Station/Bus Stop	Eiwa Street Transit Center, stops north to Peter Rayno Park, east to Lihue Airport, south to Garden Isle Inn, west to Kaiser Permanente Lihue Clinic		
3	Project Name	Līhu'e Wastewater Treatment Plant & Collection System Improvements		
4	Street Address	N/A		
5	Tax Map Key/s	Multiple; extent: north to 438012076, east to 435001030, south to 435002002, west to 438014027		
6	Land Area (acres)	N/A		
7	Zoning	Various; primarily including residential, commercial, and industrial		
8	Fee Owner	Various; primarily private and County owned		
9	Lessee/s	Various		
10	Current Uses	Various		
11	Encumbrances (if any)	N/A		
12	Summary Project Description	Project aims to identify and address needed improvements to Līhu'e's wastewater infrastructure to ensure sewer service capacity and expansion to support affordable housing and planned development in the "heart of Kauai." Līhu'e is the primary economic, commercial, urban and civic center of Kauai and is the focus of the County's TOD efforts to foster affordable housing, job and business opportunities, and multi-modal transportation options for Līhu'e residents. To support the County's development goals, the condition and capacity of Līhu'e's sewer infrastructure needs to be adequate to accommodate additional sewer connections and resulting increased wastewater flows to meet population and development needs and planning goals.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	N/A		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		1.5 years	TBD	TBD
15	Project Status	Securing consultant for collection system monitoring, hydraulic modeling, and capacity assessment work; to start work in 2 nd quarter FY26.		
16	Consultant/ Contractor/Developer	Brown and Caldwell		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$3.5M	TBD	TBD
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		St TOD Grant (\$1M)	TBD	TBD
		County of Kauai (\$2.5M)		
19	Contact Person (Name, Email Address)	Donald Fujimoto, DPW Wastewater Management, dfujimoto@kauai.gov		
20	Attachments link to report webpage:	 Lihue Fac Plan_FINAL_V2_April 2025.pdf		

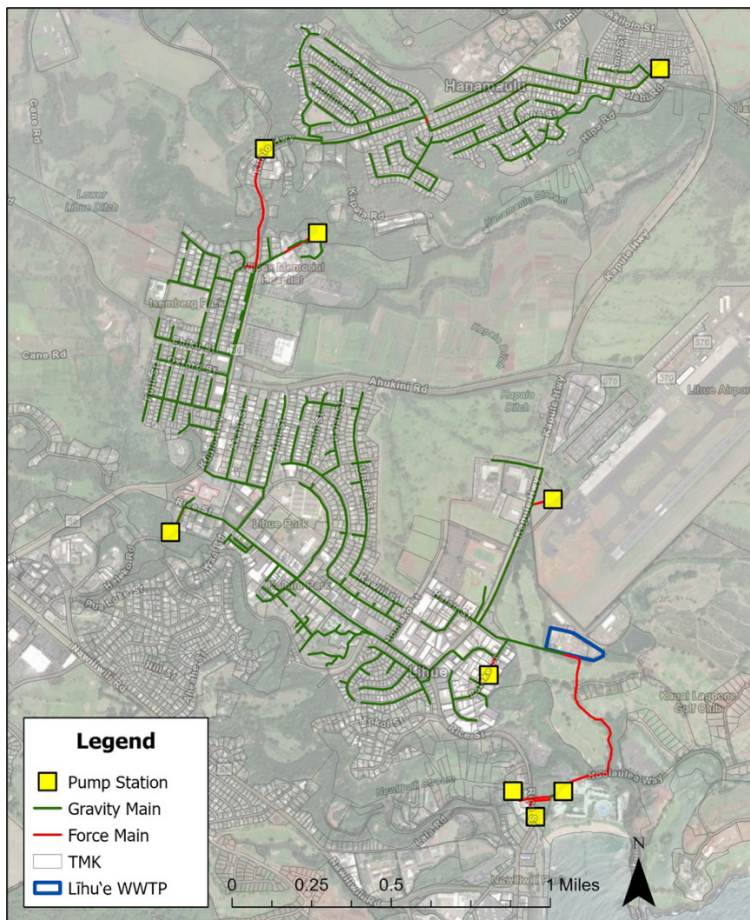
LĪHU'E WASTEWATER TREATMENT PLANT & COLLECTION SYSTEM IMPROVEMENTS

The County of Kauai has goals to support TOD, affordable housing, and infill development in Līhu'e, which is the island's primary economic, commercial, urban, and civic center where TOD could provide more affordable housing, job and business opportunities, and multi-modal transportation options for Līhu'e residents. To support this goal, the condition and capacity of Līhu'e's sewer infrastructure needs to be adequate to accommodate additional sewer connections and the resulting increased wastewater flows.

The goal of the ongoing Līhu'e Wastewater Treatment Plant (WWTP) and Collection System Improvements Project is to identify and address needed improvements to Līhu'e's wastewater infrastructure to support needed affordable housing and planned development and address sewer service expansion for the "heart of Kauai." The Project, which is being executed in phases, will require a comprehensive capacity and condition evaluation to determine any and all potential operational, asset liabilities (i.e. short- and long-term repairs) to meet regulatory compliance and requirements for WWTP facility and collection system improvements to meet future flows for population and development needs. Due to budget limitations, the County has had to prioritize evaluations of future flows and loads in the Līhu'e area as it affects the existing wastewater treatment plant. The County is conducting capacity evaluations of the existing wastewater collection system and configuration of a hydraulic model.

In addition to this capacity-focused work, an evaluation of the existing wastewater collection system will provide the County a complete picture of how new connections can be made to the existing sewer system and improve existing system reliability. This Project component will focus on conducting condition inspections of prioritized portions of the existing collection system, including gravity sewers, manholes, and pump stations to develop rehabilitation and replacement recommendations to reduce impacts of inflow and infiltration (I/I) and extend the life of existing assets.

The figure below depicts the extent of the current collection system in Līhu'e.



Līhu'e Wastewater Collection System

- 20 miles of gravity sewer
- 600 manholes
- 9 pump stations

AGENCY TOD Project Fact Sheet

Proj ID

19-Sep-25

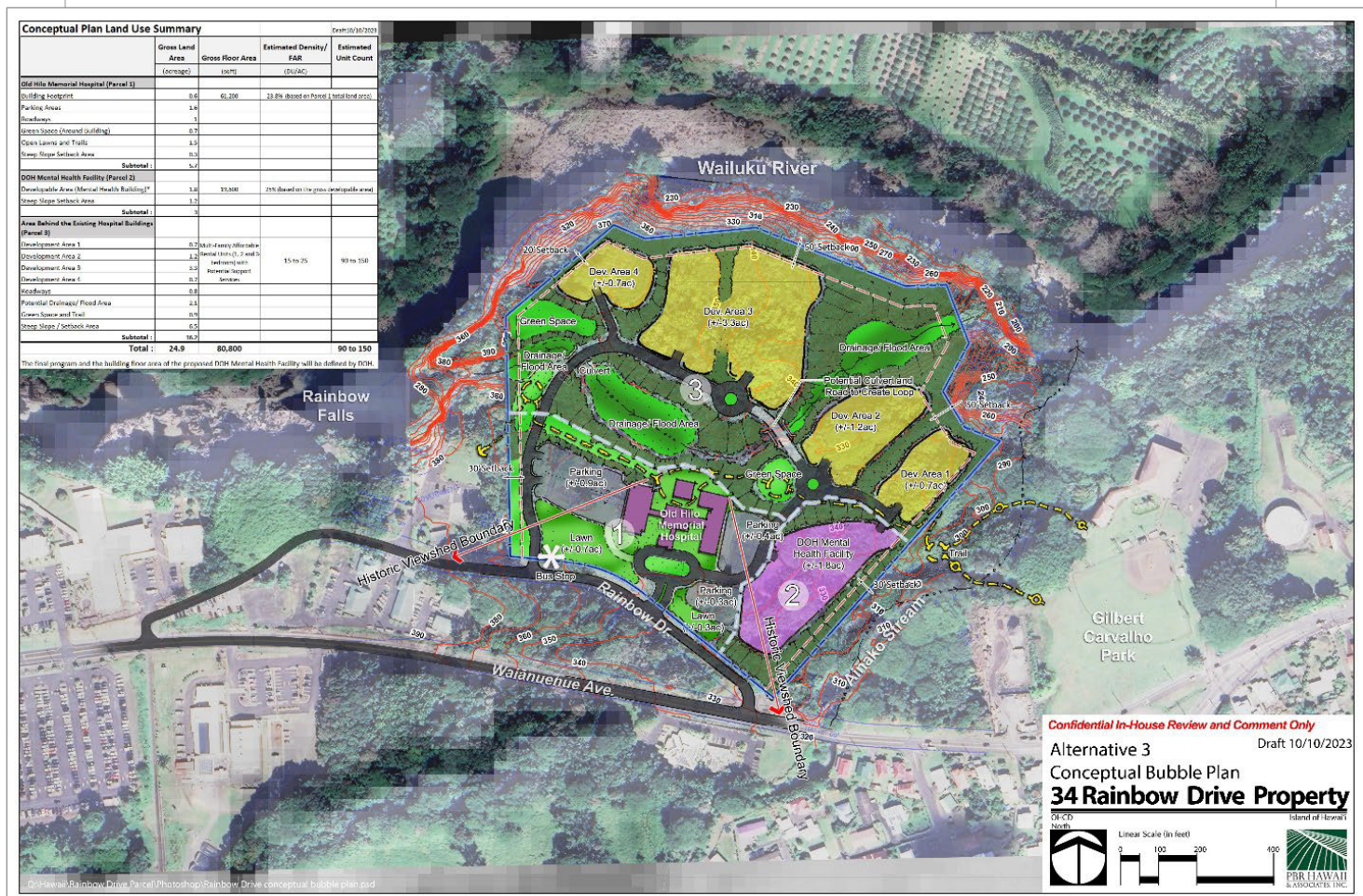
1	Agency	County of Hawai'i, Office of Housing & Community Development		
2	Transit Station/Bus Stop	Hele On Routes 2 & 102 at Hilo Hospital (Wainanuenue)		
3	Project Name	34 Rainbow Drive Affordable Housing		
4	Street Address	34 Rainbow Drive, Hilo, Hawaii		
5	Tax Map Key/s	(3) 2-3-026: 008		
6	Land Area (acres)	Approx. 25 acres		
7	Zoning	State Land Use Urban, County Zoned Residential 10,000 sf per unit		
8	Fee Owner	State of Hawai'i / County of Hawai'i under Executive Order (E.O.) No. 3773		
9	Lessee/s	County of Hawai'i, HOPE Services, BISAC		
10	Current Uses	The former Hilo Memorial Hospital is currently used for homeless and supportive housing. The balance of the 25 acres is undeveloped and unused.		
11	Encumbrances (if any)	The use is restricted to public good.		
12	Summary Project Description	Redevelopment of the former Hilo Memorial Hospital campus, to include renovation of existing Old Hilo Memorial Hospital building for office, patient rooms, and services and development of remainder of hospital property for supportive services, potential Department of Health mental health facility, and affordable rental housing. Portions of the property will be reserved for open space and walking paths to connect to surrounding community facilities.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Significant topographic features, dense invasive trees, and lack of sewer, water, and electrical infrastructure and vehicle access to site.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Completed 2024	Q3 2026	2027- 2033
15	Project Status	Existing hospital structure is currently to be renovated thru 2026		
16	Consultant/ Contractor/Developer	Fung Associates, Inc., PBR Hawaii		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$1,200,000	\$800K-\$1M	est. \$10M (2024 dollars)
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		St TOD CIP	TBD	COH AHP Fund / HUD?
19	Contact Person (Name, Email Address)	Neil Erickson, neilc.erickson@hawaiiicounty.gov		
20	Attachments links to webpage: link to document webpage:	https://storymaps.arcgis.com/stories/87313daae1124f2e863fa191003fa091 ; https://files.hawaii.gov/dbedt/erp/Doc_Library/2024-04-23-HA-FEA-Renovation-of-Old-Hilo-Memorial-Hospital-at-34-Rainbow-Drive.pdf		

34 RAINBOW DRIVE AFFORDABLE HOUSING PROJECT

In 2022, the County of Hawai‘i’s Office of Housing & Community Development (OHCD) initiated the Project to renovate the old hospital building and develop a master plan for the former Hilo Hospital site. The site is located along a health services corridor that is served by the County’s HELE-ON Bus Service. Health providers in the corridor include the Hospice of Hilo, HCEOC, the ARC of Hilo, the Veterans Hospital, Hilo Benioff Medical Center, East Hawai‘i Health Center and Oncology, Hale Anuenue Restorative Care Center, Kaiser Medical Center, and the Hilo Adult Day Care. OHCD aims to provide affordable housing at the old hospital site to create a central location where people can conveniently access health care, recreation, and employment centers, multiple modes of transportation, such as public transit, shared electric bikes or scooters, car-sharing, and other active transportation options. This area could become a hub to improve this connectivity and encourage sustainable, multimodal travel by integrating housing and services into one accessible location.

The Project proposes utilizing portions of the 24.947-acre property for various types of affordable rental housing units as well as supportive services. Other areas of the property will be reserved for open space and walking paths to connect to nearby amenities. The Project entails planning and conducting pre-development site work and construction of needed infrastructure, including improvements to Rainbow Drive for multimodal use, extension and construction of sewer lines, domestic water, and electrical and telecommunication lines to development areas onsite, and improved Hele-On bus service, such as a central bus stop on Rainbow Drive that could service the Project area as well as visitors to HCEOC and Rainbow Falls State Park.

County investments to complete subdivision, land clearing, grading, road and drainage design, and utility improvements will reduce permitting and development costs for non-profit and affordable housing developers for the proposed housing.



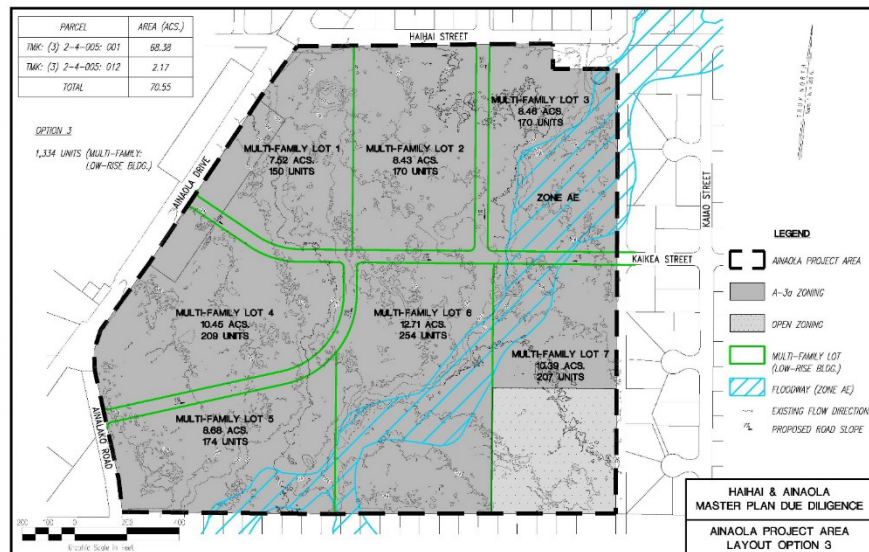
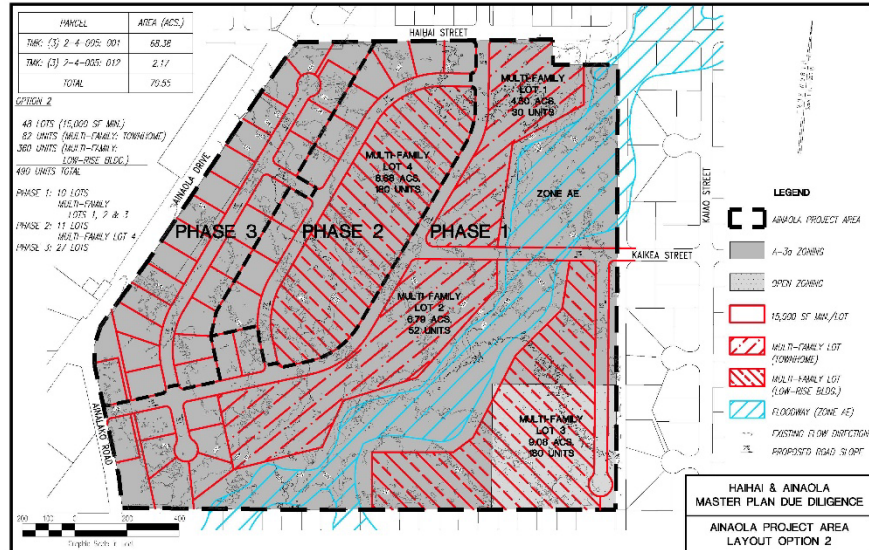
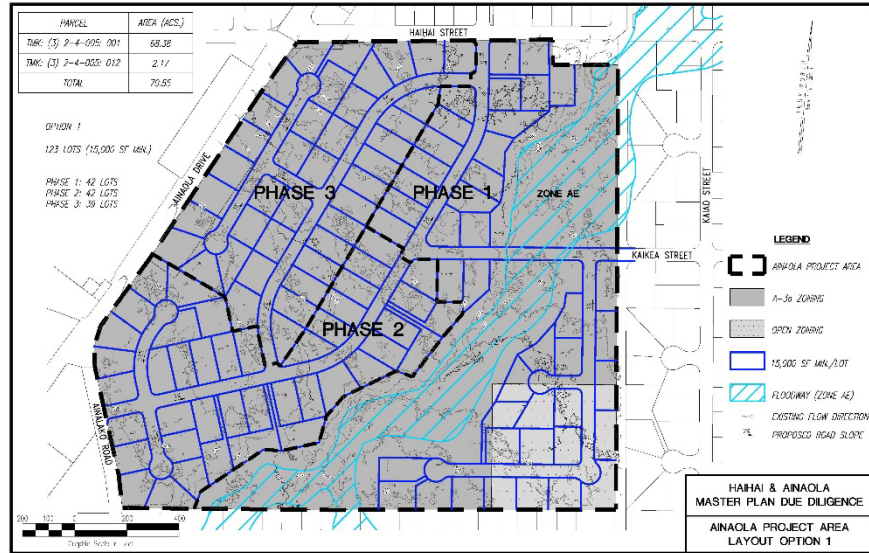
AGENCY TOD Project Fact Sheet

Proj ID
19-Sep-2025

1	Agency	County of Hawai'i, Office of Housing & Community Development		
2	Transit Station/Bus Stop	Hilo Municipal Golf Course		
3	Project Name	Ainaola Workforce Housing		
4	Street Address	None		
5	Tax Map Key/s	3-2-4-005:001 3-2-4-005:012		
6	Land Area (acres)	71 acres (approx.)		
7	Zoning	State Land Use Urban / County Ag		
8	Fee Owner	State of Hawai'i/County of Hawai'i under Executive Order (E.O.) 4686		
9	Lessee/s	County of Hawai'i		
10	Current Uses	None / Vacant		
11	Encumbrances (if any)	The use is restricted to affordable housing and related purposes.		
12	Summary Project Description	Development of workforce housing in residential area of Hilo with onsite open space for recreation and preservation. Site is along a County bus route. Conceptual layout options for the site include a 123-unit single family configuration, a 490-unit configuration (48 single-family homes, 82 multi-family townhomes, and 360 multi-family low-rise apartments), and a 1,334-unit multi-family low-rise unit configuration.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	The site is bounded by three County roads and a floodway cuts across the site diagonally. Wastewater / sewer is located approximately 10,000 feet from the property.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning January 2027	Design July 2027	Construction January 2028
15	Project Status	Initial background and feasibility study completed July 2023		
16	Consultant/ Contractor/Developer	Feasibility by Community Planning & Design; Group 70 selected for Design		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning \$975,500	Design \$650,000	Construction \$38,000,000
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning TBD	Design TBD	Construction CPS / COH
19	Contact Person (Name, Email Address)	Neil Erickson, neilc.erickson@hawaiiicounty.gov		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

AINALOA WORKFORCE HOUSING

The County seeks to develop a State-owned parcel in an established residential neighborhood in Hilo for affordable or workforce housing. The property is currently undeveloped. The site is served by the County's HELE-ON bus service along two transit corridors to the University of Hawai'i at Hilo and business districts. A feasibility study identified three alternative site layouts for the property (seen at right). The County will be conducting master planning activities and studies and preparing an environmental review document for the master plan to support rezoning or the submittal of HRS 201H application for the housing project.



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

(as of 7/22/2025)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 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 Ilima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022. 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 (UHOW)	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	UHOW	Kualakai (E Kapolei), Keoneae (UHOW)	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	UHOW	Kualakai (E Kapolei), Keoneae (UHOW)	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	UHOW	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 (UHOW)	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.

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

(as of 7/18/2025)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
	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 Kalo 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 Laulima 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 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. 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. Planning to execute all of the agreements in August 2025.
	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.
	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.

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

(as of 7/18/2025)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
Iwilei-Kapalama	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.

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

(as of 7/18/2025)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
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. The City awarded the contract for master planning to DTL in partnership with BDP Quadrangle of Toronto, Canada, Nippon Koei of Japan, and Wilson Okamoto of Honolulu. They are currently working on finalizing the contract and hoping to get the project going in the next few months.
	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. The project is midway through its feasibility analysis. The team is contacting key developers and landowners to gauge interest in the building prototypes and capacities developed.
	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning	DAGS contract awarded to UHDCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area; discussion with potential stakeholders, preliminary concepts to begin early 2023. Planning to do outreach to all stakeholders to develop a master plan.
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Completed	Completed. Units fully occupied. Provided 53 workforce housing units.
	K-14	COK	Lihue	Lihue Civic Center Redevelopment	9	Planning	Awarded FY22 TOD Planning grant for conceptual master plan. Project completed. The goal was to address the critical need for affordable and especially "missing middle" housing on Kaua'i. 2023 Lihue Civic Center Mobility Plan identified housing opportunities in this area. Project developed multifamily housing prototypes and analyzed feasibility of siting multifamily housing at the County's Lihue Civic Center property. Four building prototypes proved viable in the Opticos model. The project site is able to absorb 500 middle-income affordable housing units over five years. To enhance site feasibility and increase density, it was recommended that the developer relocate parking to nearby lots. The study examined key challenges such as sewer capacity, stormwater management, and infrastructure needs.

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County of Kauai	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Pln Completed	Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed	Construction of 134 units complete; all units leased.
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Design/Const	Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Potential Housing	197	Pre-Planning	Kauai CC is conducting a survey to identify the need and feasibility for housing. 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.
	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.

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County of Hawaii	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.
	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. Kaua'i Housing Agency is scoping the project. Planning Department will be assisting Housing Agency to integrate TOD elements in scope of work plans. Acquisitions are 99.9 percent finalized. The court ruled in favor of the County of Kaua'i on the condemnation. 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/RHRF); Ground breaking in February 2023. Hoping to complete the project this year. Needed some changes which meant additional permits.
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC	267	Pre-Planning	No update.
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student	36	Pre-Planning	No update.
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	Planning	Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; NTP issued. Scheduled completion in 2023. Part of the Ka Lei Momi Project. With a master developer on board, HPHA is planning to do a kickoff in about a month.
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning	No change in status.
	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	Kukuioala and Village 9 Affordable Housing	36	Pln/Des/Const	Subdivision approved in July 2022 for Kukuioala Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioala Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioala Village for emergency housing. Awarded FY24 TOD CIP Planning Funds. Resolution drafted for county council to accept the funding moving through the process. Access road to the homeless shelter is almost completed. They are going out for bid on vertical construction for the shelter. They are in negotiations for the design of the next phase of transitional housing. The contract is for conceptual master planning and site design for permanent transitional housing. They selected Group 70 for the Kukuioala Phase 3 Multifamily Housing and had a kickoff meeting in July 2025 for the feasibility and needs assessment. They should be able to provide design concepts and some programmatic ideas on what can be included and how it is going to be phased.
	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.

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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 IIP 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