



**Hawai'i Interagency Council  
for Transit-Oriented Development (TOD Council)  
Meeting No. 74  
NOTICE OF MEETING AND AGENDA  
Friday, November 21, 2025  
9:30 – 11:30 AM**

**In-person meeting location:**

State Capitol, Conference Room 329  
415 South Beretania Street, Honolulu

**Virtual meeting information:**

For videoconference participation:

<https://us06web.zoom.us/j/85405667906?pwd=o9qgHbT5Z5CNkUnjbbvcJrW355kOSt.1>

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

Meeting ID: 854 0566 7906  
Passcode: 701194

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of September 19, 2025 Meeting**
3. **For Discussion & Action: Delegation of Legislative Testimony Authority to Co-Chairs**  
**Action:** Council approval of delegation to Co-Chairs to draft and submit legislative testimony on behalf of the TOD Council.
4. **For Discussion & Action: TOD Council 2025 Annual Report to the 2026 Legislature**  
**Action:** Council approval of the draft Annual Report for transmittal as amended by member comments/revisions.
5. **Informational Presentation: City & County of Honolulu Strategic Housing Plan**  
Kevin Auger, City and County of Honolulu (City) Department of Housing and Land Management (DHLM)  
*This presentation will provide an overview of the DHLM 2025–2028 Strategic Housing Plan, which outlines key strategies to expand housing supply and improve affordability across the island. It focuses on transit-oriented development, expanding partnerships to develop mixed-income housing, streamlining policies and permitting, and creating innovative financing tools to support production.*

6. **Informational Presentation: A Scorecard to Measure the Progress and Implementation of Transit-Oriented Development in Honolulu**

Jonathan Vuylsteke (“JV”), Master of Urban and Regional Planning (MURP), University of Hawai‘i at Manoa Department of Urban and Regional Planning.

*This presentation will highlight a MURP capstone project that develops a locally tailored scorecard to measure TOD progress around Honolulu’s rail stations, with a focus on Pouhala (Waipahu Transit Center) Station. The framework is intended to support data-driven decision-making to guide future investments and policy priorities along the rail corridor.*

7. **Act 160, SLH 2025, Senate Bill 1263, Conference Draft 1**

*Amends the procedures and required information for the Department of Land and Natural Resources historic preservation review of proposed state projects, privately owned historic property, and other proposed projects that require entitlement for use. Establishes procedures for the review of transit-oriented development identified by the counties and Hawai‘i Community Development Authority, or Hawai‘i Housing Finance and Development Corporation. (CD1)*

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
- Hālawa-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. **State TOD Strategic Plan Update Permitted Interaction Group (PIG) Kickoff Meeting, Friday, November 21, 2025, 1:30-3:30 PM**

b. **2026 TOD Council Meeting Calendar**

c. **Next Meeting and Preliminary Agenda Items for Future Meeting**

- i. December 2025 No Meeting
- ii. 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
  - 2026 TOD Council Meeting Schedule
  - Announcements

- |      |   |
|------|---|
| iii. | February 20, 2025<br>Presentation: TBD<br>Action Item: TOD-Related Capital Improvement Project (CIP)<br>& General Fund Budget Recommendation for Funding by the<br>Legislature<br>TOD Related Legislated Proposal<br>Standing Report—TOD Project Updates on Projects in State<br>Strategic Plan for Transit-Oriented Development<br>Announcements |
|------|---|

d. **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), 6<sup>th</sup> Floor, 235 South Beretania Street, Honolulu, and at the TOD Council’s webpage, (<https://planning.hawaii.gov/lud/state-tod/>).

## In-person meeting access for State Capitol

All visitors to the building must check in with building security on the ground floor or basement and present their driver's license, State ID, or State employee ID to security staff.

### **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](mailto: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, November 18, 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](mailto: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. 73**  
**Friday, September 19, 2025**  
**9:30 am**

**Office of Planning and Sustainable Development**  
**235 South Beretania Street. 6<sup>th</sup> Floor**  
**Honolulu, Hawai'i 96813**  
**and Via Videoconference**

<https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250919/2025-09-19TODCouncilMeeting.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>Ian Hirokawa, Department of Land and Natural Resources (DLNR)</p> <p>Harold Alejandro, Department of Corrections and Rehabilitation (DCR)</p> <p>Ryan Tam, Hawai'i Community Development Agency (HCDA)</p> <p>Benjamin Park, Hawai'i Public Housing Authority (HPHA)</p> <p>Michael Imanaka, Stadium Authority (SA)</p> <p>Michael Shibata, University of Hawai'i (UH)</p> <p>Representative Luke Evslin, House of Representatives</p> <p>Tim Streit, City and County of Honolulu (City)</p> <p>Shannon Arquitola, County of Hawai'i (COH)</p> <p>Jodi Higuchi Sayegusa, County of Kaua'i (COK)</p> <p>Scott Forsythe, 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 &amp; Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Brooke Wilson, Office of the Governor (GOV)</p> <p>Keith Regan, Department of Accounting and General Services (DAGS)</p> <p>Keith Hayashi, Department of Education (DOE)</p> <p>Ryan Yamane, Department of Human Services (DHS)</p> <p>Ed Sniffen, Department of Transportation (DOT)</p> <p>Senator Chris Lee, State Senate</p> <p>Laura Kodama, Castle and Cooke Homes, Developer Representative</p>
Other Designees/ Alternates Present:	<p>Seiji Ogawa, OPSD</p> <p>Kauano Batangan, Maui Metropolitan Planning Organization (Maui MPO)</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD</p> <p>Carl Miura, OPSD</p> <p>Rachel Beasley, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:36 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

Evans welcomed Diana Setness to the TOD Council meeting. She recently joined OPSD as a housing analyst and will be working on the US Department of Housing and Urban Development (HUD) Pathways to Removing Obstacles (PRO) to Housing grant.

3. **Review and Approval of Minutes of July 18, 2025 Meeting**

The July 18, 2025 TOD Council Meeting Minutes were approved as circulated.

4. **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**

Dean Minakami explained that the Permitted Interaction Group (PIG) to update the State TOD Strategic Plan was formed at the July Council meeting to fulfill the requirements of Act 159 enacted this year. Act 159 calls for identifying TOD areas in each County to strengthen State–County coordination on projects and infrastructure investments. He noted that the current PIG membership did not include the Department of Land and Natural Resources (DLNR) and the University of Hawai'i (UH), which have significant land holdings. He recommended adding DLNR and UH so that they could participate in the PIG's work.

(The meeting was interrupted at this point and was reconvened several minutes later.)

Minakami explained that the existing PIG needed to be dissolved and reformed with the expanded membership. Dean confirmed that Mary Alice Evans would continue to chair the PIG, with each County planning department serving as co-chair for its respective County group.

A motion was made by Tim Streitz and seconded by Scott Forsythe to dissolve the existing PIG and establish a new PIG with DLNR and UH as additional members. The motion was approved with no objections. OPSD staff will contact the newly reconstituted PIG members to coordinate next steps and schedule the first meeting.

5. **Informational Presentation: Hawai'i Housing Planning Study, Hawai'i Housing Finance and Development Corporation (HHFDC)**

**Rebecca Soon, Ward Research**

Minakami introduced Rebecca Soon of Ward Research to present the results of the 2024 Hawai'i Housing Planning Study (HHPS), a statewide analysis updated every five years since 1992 to assess housing needs. Soon explained that the study draws on 2022 Census data and 2023 demand survey data, with projections through 2027. She acknowledged contributions from County planning departments, Department of Hawaiian Home Lands (DHHL), and other agencies, and noted that Ward Research had assumed responsibility for completing the study in late 2024. The final report, published in 2025, highlights the scale of Hawai'i's housing crisis and provides key insights for planners and policymakers.

Soon summarized major findings, noting that Hawai'i will need 64,490 additional housing units by 2027, up from just over 50,000 estimated in the 2019 cycle. Methodological updates included accounting for pipeline projects already in progress and incorporating "swap space" units—vacant homes temporarily in transition between occupants. The report details unmet housing demand by County, tenure type (rental vs. ownership), and price segment, with the greatest shortages in affordable units for households earning below 80% of area median income. Some higher-income categories showed small surpluses, reflecting market mismatch rather than adequacy of supply.

The study also examined housing needs among specific populations, including Native Hawaiian beneficiaries, those on the DHHL waitlist, seniors, and individuals experiencing homelessness or fleeing domestic violence. Soon noted that these projections are likely conservative, particularly for vulnerable populations. Regionally, Hawai'i Island showed the greatest interest from DHHL applicants for relocation; Maui County had the highest percentage of severely cost-burdened households; and Kaua'i faced significant losses of housing stock to vacation rentals, eroding the effect of nearly equal number of new homes. Affordability is defined by a person or household spending less than 30% of their income on housing. The study also looked at "crowding" where multiple households live in a unit. In Hawai'i, even though the population is declining, the demand for housing is increasing. Household members want to move out and find their own affordable place to live.

She pointed out several factors impacting the gap over the last several years:

- County-level efforts to curb illegal vacation rentals appear to be making difference in closing the gap in housing stock. Between 2017 and 2022, the number of housing units went from vacant to occupied dropped by about 20%.
- There has been a spike in the number of units that have come online.
- Seasonal units drain supply: 35,884 are seasonal, up by 5.1% from 2017.
- Significant number of sales are out-of-state buyers (25%).
- New construction may not be addressing the local housing need.
- Active-duty military members and dependents make up 6% of the population but occupy 14% of O'ahu's rental units. Housing vouchers can be factor in overall affordability.

Transportation and affordability were also analyzed through a Housing & Transportation Index, which measures combined costs as a percentage of household income. The goal is to spend no more than 45% of household income on combined housing and transportation costs. Urban Honolulu is the lowest at 42% and Kailua had the highest at 62%. The report linked these findings to transit-oriented development opportunities, especially around Skyline rail service. Survey results indicated that nearly one-quarter of prospective movers to O'ahu would prefer to live near a rail station, with many willing to trade parking for lower rent, larger units, or secure bike parking. At least 1,100 units were identified as immediately in demand near rail, with larger long-term potential.

Soon concluded by emphasizing the importance of education on alternative housing models, such as shared equity and long-term leasehold, noting that survey respondents showed increased willingness to consider these options after learning more about them. Council members praised the study for providing robust analytics and helping guide future planning. Minakami commended Soon and her

team—who took on the project mid-way through—for completing the study and delivering a comprehensive report within the original timeline.

6. **Informational Presentation: Hawai'i State Department of Education (DOE) Employee Housing Survey**

**Tammi Oyadamori-Chun, DOE**

Tammy Oyadamori-Chun presented findings from the 2024 DOE Employee Housing Survey, conducted with nearly 10,000 respondents (a 43% response rate). The study showed that 35% of DOE employees are housing cost-burdened, with homeownership at 50% compared to 62% statewide, and that housing costs are a major driver of retention risk—41% of employees reported being likely to leave due to affordability challenges. Retention risks were highest among non-homeowners, those having part-time jobs, newer employees, those unable to live in their preferred zip code, and living in Maui County. While 77% of staff reported commute times under 30 minutes, interest in workforce housing was strong: 54% of respondents expressed interest in DOE rental housing, with preferences for in-unit kitchens, two or more bedrooms, and pet-friendly units. When the survey was conducted in 2024, a significant number of the Lahaina respondents were living in temporary housing.

Oyadamori-Chun explained that demand is particularly high among newer and cost-burdened staff, but noted a mismatch between employee housing preferences and hard-to-staff locations. About 22% of non-homeowners indicated plans to purchase a home within three years, suggesting the need for both rental and homeownership support. Employees were overwhelmingly likely to be retained if they were offered rental housing. She said DOE is getting ready to open the Lahaina Workforce Housing Project, with 47 units funded by CIP and disaster relief for completion in spring 2025 and noted other workforce housing initiatives on Maui targeting healthcare workers and educators. Oyadamori-Chun concluded that high housing costs remain a critical barrier to recruitment and retention. She emphasized the need to consider retention at the workplace (e.g. school), importance of interagency partnerships, and targeted housing strategies to sustain Hawai'i's education workforce.

Kiana Otsuka asked whether the DOE Employee Housing Survey showed if staff selected preferred zip codes near their current workplaces or farther away. She emphasized that this information could help the TOD Council align workforce housing with transportation options such as Skyline on O'ahu, bus routes, and rural transit, while also addressing teacher shortage areas. Oyadamori-Chun explained that while the survey gathered data on where employees live, work, and want to live, it did not connect preferred zip codes with work locations. They noted, however, that many employees wanted to move out of their current zip codes and that aligning housing with hard-to-staff, often rural schools remains a high priority for DOE.

7. **For Discussion & Action: Projects Proposed for Inclusion in the State TOD Strategic Plan**

a. **County of Kaua'i (COK), Department of Public Works, Līhu'e Facility Plan - Līhu'e Wastewater Treatment Plant and Collection System Improvements**

Jodi Higuchi Sayegusa and Donald Fujimoto provided a brief overview of the TOD area and project. Dustin Yamamoto presented on the Līhu'e Wastewater Treatment Plant and Collection System Improvements Project. They explained that the study will evaluate system capacity, condition, and future needs to support infill housing, cesspool conversions, and major new developments in Līhu'e. It is also aimed at supporting the Līhu'e Town Infill Development Project, which promotes denser, walkable, mixed-use neighborhoods with more



workforce housing and enhanced mobility and transit. With projected growth potentially more than doubling the system's load, the project will assess pipelines, pump stations, and treatment processes, while also exploring effluent reuse and sustainability options. The existing Līhu'e population is about 22,000 people. With the new developments coming on line such as DHHL's, it will increase the population by 34,000 people. He noted that the County also received a \$1.5 million HUD PRO Housing grant to support improvements to the Līhu'e wastewater treatment plant's aeration system.

**b. County of Hawai'i (COH), Office of Housing and Community Development (OHCD), 34 Rainbow Drive Affordable Housing**

Neil Erickson described the 34 Rainbow Drive Project at the site of the old Hilo Memorial Hospital near Rainbow Falls. The 25-acre property has undergone master planning and environmental assessments, and OHCD has issued an RFP for renovation proposals. He described the area's history as a health services corridor and outlined plans to repurpose the site for housing, noting the potential for up to 300 multifamily units across two developable areas. Since this area is very close to Carvalho Park, it will be important to set up some type of connection for direct access. With utilities nearby and strong community input supporting housing, he emphasized the project's readiness to move forward, estimating that vertical construction could begin as early as 2028. The total cost to develop the two areas is about \$20 million based on 2024 estimates.

**c. COH, OHCD, Ainaola Workforce Housing**

Erickson presented an overview of the Ainaola Workforce Housing Project in Waiākea Uka, Hilo, noting that while the County was not requesting funding this year, the project remains a priority for future TOD-related planning. The site, consisting of two County EO parcels along Ainaola Drive on a bus route, has potential for both single-family and multifamily housing, though further studies on soils, archaeology, and infrastructure are needed before development can proceed, with a realistic timeline of 2027–2028. Erickson emphasized the importance of keeping the project active despite past cost overruns and its withdrawal from the County CIP budget.

**Action Item:** Council approval to accept the projects for inclusion in the State TOD Strategic Plan. A motion was made by Cathy Camp and seconded by Nancy McPherson to accept the three projects as TOD projects in the TOD Strategic Plan. Tim Streitz asked whether the Ainaola project's low-density, single-family orientation aligned with TOD Strategic Plan goals. Evans explained that Neighbor Island TOD definitions may allow for lower density. Erickson clarified that of the approximately 290 planned units, only 75 are single-family, with the majority envisioned as townhomes or multifamily housing if sewer connections and other infrastructure can be addressed. The sewer system is about 1 ½ miles away and it would cost over \$8 million to connect to it.

Representative Evslin raised questions regarding prioritizing expansions to serve both new development and existing neighborhoods in Līhu'e without wastewater service. The Kaua'i County presenters emphasized that the study would help identify priorities and funding strategies to ensure reliable wastewater service for housing and TOD-related growth. Yamamoto explained that the study will evaluate both, ensuring wastewater capacity does not limit new development while also assessing opportunities to connect unsewered areas, though feasibility will depend on distance and cost. Fujimoto added that recent legislation expanding accessory dwelling units (ADU) and accessory residential units (ARU) could quickly consume current capacity. He highlighted DHHL's planned 1,000 homes as a key project that should connect to the County system. He also

acknowledged funding as the biggest challenge, noting that projects must balance “biggest bang for the buck” investments with smaller and achievable improvements. Representative Evslin wants his department to notify homeowners whether they are high or low priority if funding is available, so that they know whether to invest in a septic system. Fujimoto mentioned that relatively few cesspools remain in Līhu‘e area that could benefit from conversion.

The motion to incorporate the projects in the TOD Strategic Plan was approved hearing no objections.

8. **FY 2026 Statewide TOD CIP Planning Fund Awards**

Seiji Ogawa announced the FY 2025 TOD CIP Planning Fund awards, following OPSD’s July 1st call for proposals and subsequent informational meeting. He reminded members that \$2 million in TOD CIP funds appropriated to OPSD were made available to provide seed money for public agencies advancing projects in the State TOD Strategic Plan. From the proposals received, two projects were selected for funding:

- COK Department of Public Works, Līhu‘e Facility Plan - Līhu‘e Wastewater Treatment Plant and Collection System Improvements, \$1 million
- COH OHCD’s 34 Rainbow Drive Affordable Housing Project, \$1 million

Since both Counties had already presented their proposals earlier in the meeting, Ogawa invited the two agencies to add brief remarks. Fujimoto expressed appreciation for the grant award, noting that it will provide critical support for advancing affordable and workforce housing initiatives on Kaua‘i. He emphasized, however, that an estimated \$75 million in additional resources will still be needed over the next five years to address wastewater infrastructure requirements necessary for the Līhu‘e TOD infill development project. Fujimoto thanked Senator Sharon Moriwaki, Representative Luke Evslin, and the Legislature for their role in approving the appropriation for OPSD’s TOD CIP Planning Funds, acknowledging that the current grant would not have been possible without their commitment.

9. **Announcements**

a. **Webinar: Opportunity Zone (OZ) Investment Technical Assistance through Milken Community Infrastructure Center (CIC), September 23, 2025, 9 a.m.**

Ramona Mullahey, HUD Honolulu Office, invited all to attend the upcoming Milken CIC webinar on September 23, which will focus on infrastructure and capacity building to support projects currently in the pipeline. A Zoom link was provided for free registration for the webinar.

b. **Next Meeting and Preliminary Agenda Items for Future Meeting**

Evans announced that the TOD Council is planning to hold one of the upcoming TOD Council meetings in person. They will follow up with members regarding transportation assistance and provide details on the meeting arrangements once finalized. Minakami felt that in person meetings offers greater opportunities for collaboration. She noted from the meeting agenda future meetings and likely agenda items.

10. Adjournment

There being no further business, the meeting was adjourned at 11:36 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: Aiden Henderson  
Ailina Laborte, City and County of Honolulu Department of Housing and Land Management (DHLM)  
Brandon Soo, HCDA  
Brian Canevari, School Facilities Authority (SFA)  
Brian Lee, Hawai'i Laborers & Employers Cooperation Education Trust (LECET) Fund  
Casey Shoji, Office of Senator Stanley Chang  
Celine Chan, City Department of Planning and Permitting (DPP)  
Cheri Nakamura, SFA  
Chico Figueiredo, Governor's Housing Team  
ChunKB  
Cynthia Rezentes  
Denise Iseri-Matsubara, Catholic Charities of Hawai'i Development Corporation  
Derek Wong, Department of Land and Natural Resources (DLNR)  
Diana Setness, OPSD  
Donald Fujimoto, COK Public Works Department  
Dustin Yamamoto, Brown & Caldwell  
Franz Krainz, City DPP  
Gailene Wong  
Garet Sasaki, HCDA  
James Hintley  
Joe Kopsky, Office of Senator Sharon Moriwaki  
Jason Coloma, COK Public Works Department  
Jonathan Vuylsteke, Honolulu Authority for Rapid Transportation (HART)  
Katie Rooney, Ulupono Initiative  
Keri Higa, HHFDC  
Kiana Otsuka, Oahu Metropolitan Planning Organization (OahuMPO)  
Laren Austace  
Laura, HCDA  
Lindsay Apperson, Governor's Housing Team  
Lisa Emerson  
Marissa Fry, Ward Research  
Martin Anzellini, HCDA  
Neil Erickson, COH OHCD  
Rebecca Soon, Ward Research  
Steph Chin, Brown & Caldwell  
Susie Fong, Navy  
Tammi Oyadamori-Chun, DOE  
Trista Speer, Department of Human Services (DHS)  
YagoAC, Department of Corrections and Rehabilitation (DCR)  
Zac Bergum, COH Mass Transit Agency (MTA)

## **DELEGATION OF TESTIMONY AUTHORITY TO TOD COUNCIL CO-CHAIRS (2026)**

One of the duties of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) is to recommend policy, regulatory, and statutory changes, and identify resources strategies for the successful execution of the (State TOD) strategic plan, Hawai'i Revised Statutes (HRS) 226-A(b)(6). The TOD Council is subject to the Sunshine Law of Chapter 92, HRS. In 2015, the Office of Information Practices (OIP) issued an advisory as to how Boards can and should submit legislative testimony on a timely basis while still following the Sunshine Law (<https://oip.hawaii.gov/laws-rules-opinions/sunshine-law/>). The Sunshine Law (<https://oip.hawaii.gov/wp-content/uploads/2022/08/QR-SL-Legislative-Options-2022.pdf>) provides options to address State legislative issues and measures. The First Option, Delegation to Staff, suggests that the TOD Council delegate the authority to staff (e.g., Co- chairs) to submit legislative testimony on behalf of the TOD Council using its letterhead, in accordance with positions and policy directives adopted by the TOD Council. Such delegation to the Co-chairs provides a practical way to timely address legislative matters while complying with the Sunshine Law.

The Co-chairs would continue to report to the TOD Council on all legislative measures at the Council's regularly scheduled meetings and may seek confirmation or clarification of testimony that will or has been presented to the Legislature.

There are numerous TOD-related measures that are taken up by the State Legislature, and to a lesser extent, County Councils that affect TOD and the TOD Council. A general summary of the types of legislative measures expected, along with the proposed TOD Council positions as follows:

1. Strategic Plan and TOD project appropriations.  
Position: Support measures for implementation of the TOD Strategic Plan and appropriations for TOD Projects in the Strategic Plan, provided that passage of any appropriations does not replace or adversely impact priorities indicated in the Executive Budget.
2. Administration bills related to the duties and administration of the TOD Council.  
Position: The TOD Council, through the Co-chairs, should provide supporting testimony on administration bills related to the duties and administration of the TOD Council.
3. Measures which propose to give the TOD Council additional resources or powers.  
Position: Support the intent provided that its passage does not replace or adversely impact priorities indicated in the Executive Budget; and/or support expanded capacity or powers provided they are in line with the TOD Council's mission and do not impair existing programs.
4. Measures which propose to revise the TOD Council's existing programs.  
Position: Oppose revisions that impose restrictive requirements that negatively impact the financial feasibility of projects or the program itself. Support revisions that provide greater flexibility in meeting the TOD Council's mission.
5. Measures which propose to diminish the TOD Council's resources or powers.  
Position: Oppose.

6. Measures which relate to TOD.

While the TOD Council generally does not testify on measures that do not impact the TOD Council, legislators may ask the TOD Council for testimony on other transit-oriented development measures.

Position: None; however, provide information

**RECOMMENDATION**

**That the TOD Council:**

- A. **Authority is delegated to the Co-chairs and authorized staff designated by the Co-chairs to track legislative measures and provide testimony in accordance with the above positions and statutory directives.**
- B. **The Co-chairs are authorized to undertake all tasks necessary to effectuate the purposes of this delegation.**
- C. **The TOD Council shall review and act on this delegation authority prior to the beginning of each legislative session.**
- D. **The Co-chairs shall report to the TOD Council at the TOD Council's regularly scheduled meetings on all legislative measures for which testimony has been submitted by the Co-chairs on behalf of the TOD Council; and the Co-chairs may seek confirmation or clarification of testimony that will or has been presented to the Legislature.**

This delegation authority does not bar individual TOD Council members from submitting testimony as individuals or on the behalf of their agency or organization on TOD-related measures. TOD Council members are requested to inform the TOD Council at a regularly scheduled meeting of their submittal of individual testimony on a TOD-related measure.

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

(as of 9/19/2025)

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 Hima (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.

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	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.
	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-10	HPHA	Waipahu Transit	Hoolulu and Kamalu Redevelopment	3.78	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. 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.

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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 (LIHTC) 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.



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City & County of Honolulu	O-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning	No change in status.
	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-17	COK/DPW	Eiwa St Transit Center & multiple stops	Lihue Wastewater Treatment Plant & Collection System Improvements		Planning	Incorporated in Strat Plan in Sept 2025. Project to identify and address needed improvements to Lihue Town's wastewater infrastructure to maintain and expand system and service capacity to support affordable housing and infill development in Lihue Town proper. Service area coincident to the Lihue Town TOD Infill Development area. Awarded FY26 TOD CIP Planning funds to conduct inspection & evaluation of collection system to identify improvements needed to ensure capacity for planned development in Lihue Town.
	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.

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County of Kauai	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.
	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/Complete Streets 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.

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County of Hawaii	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.
	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/Public Library		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 Pāhoa 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/RHFR); 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.

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County of Hawaii	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-16	COH-OHCD	Hilo	34 Rainbow Drive Affordable Housing	25	Planning	Incorporated in Strat Plan in Sept 2025. Project entails redevelopment of former Hilo Hospital Site with supportive housing, offices, health services, and affordable rental housing to provide housing near jobs in Hilo's health corridor. Located on bus routes serving the health corridor. Awarded FY26 TOD CIP Planning funds for additional master plan and pre-development studies for the proposed rental housing.
	H-17	COH-OHCD	Hilo	Ainaola Workforce Housing	71	Planning	Incorporated in Strat Plan in Sept 2025. Project entails infill development of workforce housing on site in residential neighborhood in Hilo. Located on bus route.
	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.
	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.

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

(as of 9/19/2025)

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
	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. They selected Group 70 for the Kukuioia 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.
County of Maui	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiaaulu 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.
	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.



## **Hawaii Interagency Council for Transit-Oriented Development**

### **2026 Meeting Schedule**

(Generally, the 3rd Friday of each month)

**9:30 am to 11:30 am**

**Video Teleconference**

**— Subject to Change —**

December 2025 – NO MEETING\*

Friday, January 16, 2026

Friday, February 20, 2026

March 2026 – NO MEETING\*

Friday, April 17, 2026

May 2026 – NO MEETING\*

Friday, June 19, 2025 (In-Person/Online)

Friday, July 17, 2026

August 2026 – NO MEETING\*

Friday, September 18, 2026 (In-Person/Online)

October 2026 – NO MEETING\*

Friday, November 20, 2026 (In-Person/Online)

December 2026 – NO MEETING\*

Friday, January 15, 2027

\*Other TOD-related working meetings may be scheduled for 3<sup>rd</sup> Fridays



# 2026 HAWAII TRANSPORTATION FORUM



As Hawai'i's 2026 legislative session approaches, join us for a timely and solutions-focused Transportation Forum designed to brief lawmakers, planning practitioners, and stakeholders on emerging best practices, local needs, and proven strategies from around the World. This forum will bring together local leaders, experts, and guest speakers to share ideas, learn, and create strategies for success.

## SAVE THE DATE:

**THURSDAY, JANUARY 8, 2026**  
**Elizabeth Fuller Hall, YWCA**  
**1040 Richards St. Honolulu, HI**

### **TOPIC DISCUSSIONS MAY INCLUDE:**

Safety • Active Transportation • High Capacity Transit  
Sustainability • Housing and Transit Oriented Development

### **For More Information:**

**Mark Garrity, Executive Director**  
**[Mark.Garrity@oahumpo.org](mailto:Mark.Garrity@oahumpo.org)**

