



**Hawai‘i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 75**
NOTICE OF MEETING AND AGENDA
Friday, January 16, 2026
9:30 – 11:30 AM

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/84193114342?pwd=3UWtBf5FVPJyXd3MTioP0iu1b9seuO.1>

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

(719) 359-4580

Meeting ID: 841 9311 4342

Passcode: 979506

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

1. Call to Order and Roll Call/Introductions

2. Approval of Minutes of November 21, 2025 Meeting

3. Informational Presentation: Mass Timber in Hawai‘i

Dean Sakamoto, Dean Sakamoto Architects

This brief presentation will highlight takeaways from the Future of Mass Timber in Hawaii panel discussion held in October 2025 and its potential for use in Hawai‘i housing projects.

4. Informational Presentation: Dynamic Infrastructure Coordination and Execution (DICE) Model for Iwilei

Lance Wilhelm, The Wilhelm Group

Presentation on the Hawai‘i Housing Finance and Development Corporation (HHFDC) initiative, specifically designed to address regional infrastructure implementation barriers to affordable housing development in Iwilei.

5. TOD-Related Legislation and TOD-Related CIP Budget Requests

- *Review of preliminary list of TOD-related CIP Projects from the State Executive Budget and legislative proposals. Additional TOD-related CIP items may be added for consideration for funding by the 2026 State Legislature during the February 20, 2025 TOD Council meeting.*
- *Review of bills of interest to the TOD Council and/or for consideration for TOD Council Co-Chair testimony.*

6. 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**

7. **Announcements**

- a. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**
- b. **Council Resources Available: 2026 Meeting Calendar (Posted); 2025 TOD Council Annual Report (To Be Posted)**
- c. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**
 - i. February 20, 2026 TOD Project Presentation: County of Kaua‘i TOD Infill Development
TOD Project Presentation: Kilauea Town Affordable Housing Expansion and update on the Waimea 400 Housing Project
TOD Project Presentation: Kukuiola and Village 9 Affordable Housing Project (Tentative)
Action Item: TOD-Related Capital Improvement Project (CIP) & General Fund Budget Requests—TOD Council
Recommendations for Funding by the 2026 Legislature
Update on TOD-related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development Announcements
 - ii. March 2026 No Meeting
 - iii. April 17, 2026 Presentation: TBD
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development Announcements
- d. **Other**

8. **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, January 13, 2026, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

If you need an auxiliary aid/service or other accommodation due to a disability, contact Carl Miura at carl.y.miura@hawaii.gov or 808-587-2805 as soon as possible. Requests made as early as possible will have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.

Hawai‘i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 74
Friday, November 21, 2025
9:30 am

Hawai‘i State Capitol
415 South Beretania Street Rm. 329
Honolulu, Hawai‘i 96813
and Via Videoconference

https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20251121/GMT20251121-193619_Recording_gallery_3014x1828.mp4

Members/ Designees Present:	Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai‘i Housing Finance and Development Corporation (HHFDC), Co-Chair David DePonte, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Harold Alejandro, Department of Corrections and Rehabilitation (DCR) Craig Nakamoto, Hawai‘i Community Development Agency (HCDA) Hakim Ouansafi Hawai‘i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai‘i (UH) Representative Luke Evslin, House of Representatives Tim Streitz, City and County of Honolulu (City) Bethany Morrison, County of Hawai‘i (COH) Jodi Higuchi Sayegusa, County of Kaua‘i (COK) Scott Forsythe, County of Maui (COM) Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Brooke Wilson, Office of the Governor (GOV) Keith Hayashi, Department of Education (DOE) Ed Sniffen, Department of Transportation (DOT) Senator Chris Lee, State Senate Cathy Camp, Business Community Representative
Other Designees/ Alternates Present:	Leo Asuncion, OPSD Seiji Ogawa, OPSD Randy Chu, HHFDC Ben Park, HPHA Shannon Aquitola, COH Kauanoe Batangan, COM
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Rachel Beasley, OPSD

1. Call to Order

Dean Minakami, Co-chair, called the meeting to order at 9:36 a.m.

2. Introduction of Members

Members and guests introduced themselves.

3. Review and Approval of Minutes of September 19, 2025 Meeting

The September 19, 2025 meeting minutes were approved as circulated.

4. 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.

Minakami said that the Delegation of Legislative Testimony is needed during the legislative session because of the quick window between receiving the hearing notice and when testimony is due. This allows the co-chairs to submit testimony on behalf of the TOD Council. They will report back to the members on any actions taken.

It was moved by Kevin Carney and seconded by Craig Nakamoto to approve the Delegation of Legislative Testimony Authority to the Co-Chairs as circulated, and the motion was adopted with no objections.

5. 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.

Mary Alice Evans explained that the TOD Council is required to submit an annual report to the legislature which captures all of the activities including presentations and projects in 2025 and future tasks. The draft report was emailed to TOD Council members/designees, and members of the public before the meeting. The annual report is due to the Governor, Legislature, and Mayors 20 days prior to the start of the 2026 Legislative Session. Since there is no meeting next month, the Council was asked to act at this meeting to approve the draft annual report, pending further revisions. She asked everyone to review the sections that describe the status of their agency’s projects. They were asked to email Carl and Seiji before Friday, December 5, 2025, if any changes were needed.

It was moved by Jodi Higuchi Sayegusa and seconded by Heidi Hansen Smith to approve the draft TOD Council 2025 Annual Report as circulated and pending further revisions and the motion was adopted with no objections.

6. Informational Presentation: City & County of Honolulu Strategic Housing Plan

Kevin Auger, City and County of Honolulu (City) Department of Housing and Land Management (DHLM)

Director-Designate Kevin Auger presented an overview of the City’s 2025–2028 Strategic Housing Plan and the major reorganization undertaken to strengthen their housing delivery system. The administration established DHLM to separate housing development from homelessness services. They also put together a department with dedicated divisions for land transactions, housing development, finance, policy, and property management. Auger pointed out that leveraging public

land to accelerate housing production is critical. It allows them to control affordability and reduce the cost to developers to deliver more units.

Utilizing the Governor’s Emergency Proclamation, the City was able to issue requests for qualifications (RFQ) for 10 City-owned properties and identified development partners. Once completed, this could result in an estimated 2,579 new units. They are also looking into diversifying beyond Low-Income Housing Tax Credits (LIHTC) by utilizing private activity bonds, the Affordable Housing Fund, and exploring innovative national models. They also partnered with University of Hawai‘i Economic Research Organization’s (UHERO) to use their Subsidized Housing Explorer to maintain a housing database. The City believes the repeal of the sunset provision in Act 45, Session Laws of Hawai‘i 2024, is necessary to enable the counties to assemble land and scale-up TOD projects.

The City is focusing their efforts on transit-oriented development (TOD) along the Skyline corridor, particularly the Kūwili Rail Station redevelopment area. The State and City collectively control more than 70% of land in the area. The City also purchased the Iwilei Center and former First Hawaiian Bank Branch Property on North King Street. Early modeling by the Center for Creative Land Recycling (CCLR) shows capacity for 2,500–3,000 units. However, there are some significant challenges in the area—floodway conditions, contamination, drainage, and connectivity.

A multi-agency workshop was held which produced a situation report with the help of CCLR. This informed the City’s successful application for \$2 million from the Federal Transit Administration (FTA) TOD Pilot Program. In addition, they received \$700,000 from Office of Planning and Sustainable Development (OPSD) TOD CIP Planning grant, \$250,000 from Department of Planning and Permitting, and \$75,000 (grant balance) from the Environmental Protection Agency. The funding will allow them to begin work in the area. A consultant team has been selected to advance master planning, flood mitigation analysis, and multimodal access, including potential rail-connected walkways and a future multimodal hub.

7. 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.

Jonathan “JV” Vuylsteke presented his capstone research on developing a scorecard to evaluate Honolulu’s progress toward transit-oriented development (TOD). The presentation described how experiences in transit-rich Asian cities helped shape the study’s focus on the relationship between transportation and land use. For example, expanding access to transit tends to increase ridership by shaping development patterns and influencing travel behavior. Honolulu’s historic investment in rail was noted as a catalyst for related infrastructure and development efforts.

With TOD efforts moving forward, the need for a consistent way to measure progress was highlighted. A scorecard was introduced, consisting of 36 indicators refined into a “Top 12” set focused on infrastructure, transit quality, multimodal access, land use mix, parking, affordability, and economic growth. The Waipahu (Pouhala) Transit Center Case Study demonstrated strong transit service, but the area has limited redevelopment and continued auto-oriented land uses with limited pedestrian network and green space. The presentation emphasized the importance of expanded data partnerships—including parking inventories and GIS mapping—to fully implement the scorecard system. The City and the O‘ahu Metropolitan Planning Organization (O‘ahu MPO) have already begun collecting key information. A formalized measurement framework to guide investment, track outcomes, and enhance transparency will be needed.

During the Q&A, members asked whether a metrics-based approach could support federal grant applications. Clear, data-driven indicators can strengthen an agency’s ability to demonstrate need and readiness, improving competitiveness for TOD-related funding. The session concluded with encouragement for continued collaboration among State and City agencies and an offer to share the full capstone paper upon request.

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

Craig Nakamoto explained that Hawai‘i Community Development Authority (HCDA) staff are in the process of identifying parcels that are suitable for housing development under two primary categories: parcels in rights-of-way in proximity to transit stations and parcels located within HCDA’s jurisdiction, including community development districts.

9. 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

- Hālawa-Stadium
New Aloha Stadium Entertainment District (NASED). Michael Imanaka said that they are continuing to make progress on three key forms including the Master Development Agreement, ground lease, and Declaration of Covenants, Conditions, and Restrictions (DCC&R).
- Iwilei-Kapālama.
Kūwili Station TOD Redevelopment Area Master Planning. Tim Streitz reported that they had a kickoff meeting on November 14, 2025. DTL is the lead consultant for the project.

Mayor Wright Homes. Minakami mentioned that Hawai‘i Housing Finance and Development Corporation (HHFDC) approved funding for Mayor Wright Homes Redevelopment.

b. State and County Projects—Hawai‘i

- Kukuiola and Village 9 Affordable Housing (County of Hawai‘i). Bethany Morrison commented that the grant agreement for phase 3 is being routed for signatures.

10. Announcements

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

The State TOD Strategic Plan Update Permitted Interaction Group Kickoff Meeting is scheduled for today in the OPSD Conference Room starting at 1:30 p.m. PIG members are invited to attend in-person.

b. 2026 TOD Council Meeting Calendar

The January 16, February 20, and April 17, 2026 TOD Council meetings will be conducted online. The next in-person meeting is scheduled for June 19, 2026.

c. Next Meeting and Preliminary Agenda Items for Future Meeting

i. December 2025 The TOD Council is not meeting in December in order for everyone to enjoy the holidays.

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, 2026 Presentation: TBD
Action Item: TOD-Related Capital Improvement Project (CIP) & General Fund Budget Recommendation for Funding by the Legislature
TOD Related Legislated Proposal
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
Announcements

d. Other

- O‘ahu Metropolitization Planning Organization - Lily Zheng invited everyone to the 2026 Hawai‘i Transportation Forum on Thursday, January 8, 2026, 8 a.m. – 4 p.m. at the YWCA Elizabeth Fuller Hall. The event is hosted by O‘ahuMPO in collaboration with Department of Health and Hawai‘i Institute for Public Health. It will bring together policy makers, planners, and transportation stakeholders to address topics like safety, sustainability, active transportation, and housing. Deadline to sign up is December 29, 2025. Speakers including Todd Litman, Angie Schmitt, Ana Lucaci, Bruce Appleyard, Mark Fenton, and several local experts are currently scheduled.

11. Adjournment

There being no further business, the meeting was adjourned at 11:11 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 Tina Nakada Grandinetti

Kevin Auger, City Department of Housing and Land Management (DHL)

Tami Whitney, Governor’s Housing Team

Leahna Luke, City DHL

Hawai‘i Interagency Council for Transit-Oriented Development

Minutes of November 21, 2025 Meeting

Page 6

LeeAnn Treffinger, City DHLM
Ty Tomimoto, City DHLM
Justin Limasa, City DHLM
Makalii Olivera, Office of Representative Luke Evanslin
Anthony Miranda, City Managing Director’s Office
Arthur Buto, OPSD
Brian Canevari, School Facilities Authority (SFA)
Brian Lee, Hawai‘i Laborers and Employers Cooperation and Education Trust
(LECET)
Diana Setness, OPSD
Charlottee Yee, OPSD
Joan Delos Santos, OPSD
Emily Cristobal
Francine Murray
Franz Krainz, City DPP
Garet Sasaki, HCDA
Johnathan Vuylsteke (JV)
Karen Seddon, EAH Housing
Kathleen Rooney, Ulupono Initiative
Laren Eustace, EAH Housing
Lily Zheng, O‘ahu Metropolitan Planning Organization,
Michael Formby, City Managing Director’s Office
Michele Kaneko, HCDA
Pane Meatoga III, Operating Engineers Local 3
Peter Flachsbart
SW, Michels

TOD-Related Items from Admin Budget (House Bill XXX) As
of January 7, 2026

Agency	Summary	Program ID	FY2027 Admin Budget Request- House Bill (HB) XXXX	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft (CD1)
HHFDC – Cash Infusion for Dwelling Unit Revolving Fund (DURF) Infusion, Statewide	Construction. General fund infusion to HHFDC's DURF to boost financing for affordable housing units. It has multiple uses including funding infrastructure and infrastructure master plans.	BED160	\$40,000,000			
HHFDC – Cash Infusion for Rental Housing Revolving Fund for Affordable Housing (RHRF), Statewide	Construction. General fund infusion to HHFDC's RHRF to boost financing for affordable housing units. RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. RHRF provides gap funding, so that they can help people at 30 percent AMI where there is a strong need.	BED160	\$50,000,000			
HHFDC – Cash Infusion for RHRF Tier II, Statewide	Construction. General fund infusion to HHFDC's RHRF to build more workforce housing for people who fall between 60-120 percent AMI.	BED160	\$50,000,000			
HCDA – East Kapolei TOD Infrastructure, O‘ahu	CIP: Funding to prepare a Programmatic EIS for the East Kapolei TOD Infrastructure Implementation Master Plan (in progress).	BED150	\$1,000,000			
DCR – New O‘ahu Community Correctional Center Facility (OCCC), O‘ahu	CIP: Plans, land acquisition, design, and construction for the project management support and financial participation by the State of Hawaii to fund and construct the new OCCC facility (HD1) at the current site of Hālawa Animal Quarantine Station. Funding will allow DCR to continue the design process of their new facility. Completion of new facility will allow redevelopment of existing Dillingham OCCC site for mixed-use TOD.	PSD900	\$15,000,000			
UH - Kaua‘i Community College, Student, Faculty/Staff, and Workforce Housing, Kaua‘i	CIP: Plans, design, and construction for student, faculty/staff, and workforce housing.	UOH800	\$10,000,000			

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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)	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 (UHWO)	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 Keoneae 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 Keoneae 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)	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)		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		Planning	A market study is being conducted for student housing on a different parcel along Ho'omohala Avenue.
	O-06	DLNR	Keoneae (UHWO)	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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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
Honouliuli	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.
Waipahu	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 Laulima Homes	4	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
	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 March 2029. 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 by early 2026. Making progress progress on three key forms including Master Development Agreement, ground lease, and Declaration of Covenants, Conditions, and Restrictions. Dismantling of the Stadium is starting.
Halawa-Stadium	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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Design	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. TOD CIP Planning Grant Funding portion completed.
	O-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment	10	Design/Const	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. They have a master plan for the project and working on getting the entitlements for phase 1. HHFDC approved funding.
	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. FEIS for Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan accepted on July 16, 2025. Home Aid Hawai‘i is currently using part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA is using a 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.	

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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-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 & Paaakalani	9	Pre-Planning	No change in status.
O-32	CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan (multiple proj)	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. Waiaakamilo Road Trunk Sewer project completed in 2021. Hart/Waiaakamilo 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 SSFM. Kick-off meeting held in November 2025.
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 proj)		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 proj)		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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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
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 UHCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area. Work completed in 2023 after discussions with stakeholders were held and preliminary concepts were developed. While the proof-of-concept effort looked at a mix of uses, including housing, office space, commercial space, and parking, additional planning would be required to further determine the project's feasibility including the potential amount of reduction in office space leased by DAGS.
K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Completed	Completed. Units fully occupied. Provided 53 workforce housing units.
K-14	COK	Lihue	Lihue Civic Center Redevelopment	9	Planning	Awarded FY22 TOD Planning grant for conceptual master plan. Project completed. The goal was to address the critical need for affordable and especially "missing middle" housing on Kaua'i. 2023 Lihue Civic Center Mobility Plan identified housing opportunities in this area. Project developed multifamily housing prototypes and analyzed feasibility of siting multifamily housing at the County's Lihue Civic Center property. Four building prototypes proved viable in the Opticos model. The project site is able to absorb 500 middle-income affordable housing units over five years. To enhance site feasibility and increase density, it was recommended that the developer relocate parking to nearby lots. The study examined key challenges such as sewer capacity, stormwater management, and infrastructure needs.
K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Pln Completed	Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023.
K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed	Construction of 134 units complete; all units leased.
K-04	COK/KHA/HHFD	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.

County of Kauai

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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
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 completed; programmatic EIS being prepared, FEIS to be issued in Spring 2026. Funds appropriated by 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. \$4.8 million in additional funding secured for county area water infrastructure improvements to 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. New Kapaa Library on SMMH campus 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.
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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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	
County of Hawaii	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. SSMF 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	Design	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.
Kailua-Kona	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 SSMF 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. SSMF 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.

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

(as of 12/30/2025)

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
County of Hawaii	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 Kukuola and Village 9 Affordable Housing	36	Pln/Des/Const	Subdivision approved in July 2022 for Kukuola 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 Kukuola Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuola 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 Kukuola 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. Grant agreement for phase 3 is being routed for signatures.
M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiāulu o Kukuia, formerly known as Keawe Street Apts at the Villages of Leali'i, 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 Kūlō'a 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 hiarchy llp and completed. \$9 million was approved for design and construction in 2023 for civic center. 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. Design of the civic center is underway and DAGS intends to include a request in the 2027-2029 fiscal biennium to fund the construction of the civic center facility, which will include space for DOE's adult education program and for pre-K.
M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	Central Maui Transit Hub opened in November 2024.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/30/2025)

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
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 appropriated to DAGS in 2023. Planning efforts to start early 2026.
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.

30-Dec-25



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 3rd Fridays