



**Hawai'i Interagency Council  
for Transit-Oriented Development (TOD Council)  
Meeting No. 78  
NOTICE OF MEETING AND AGENDA  
Friday, June 19, 2026  
9:30 – 11:30 AM**

**Virtual meeting information:**

For videoconference participation:

<https://us06web.zoom.us/j/87567268909?pwd=hSoamLTDb6DvXLHW7h6kk8khnJgdbn.1>

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

Meeting ID: 875 6726 8909

Passcode: 159033

**In-person meeting location:**

Office of Planning and Sustainable Development, 6<sup>th</sup> Floor Conference Room  
State Office Tower - Leiapapa A Kamehameha Building  
235 South Beretania Street, Honolulu

- 1. Call to Order and Roll Call/Introductions**
- 2. Approval of Minutes of April 17, 2026 Meeting**
- 3. TOD Project Presentation: Hawai'i Public Housing Authority (HPHA) Ka Lei Momi Redevelopment**  
Carson Schultz, Hawai'i Public Housing Authority; Moe Mohanna and Caitlin Barrow, Highridge Costa  
*Presentation on Ka Lei Momi projects, including Ka'ahumanu Homes and other HPHA projects that received TOD CIP Planning grants.*
- 4. Informational Update: East Kapolei Infrastructure Implementation Master Plan**  
Brandon Soo, Hawai'i Community Development Authority; Megan Holder, Jacobs Engineering Inc.  
*Presentation on the East Kapolei Infrastructure Implementation Master Plan.*
- 5. TOD-Related Legislation Round-Up; 2026 Legislative Session**  
*Update on TOD-related bills and resolutions in the 2026 legislative session with impact on the TOD Council and the performance of its duties. An updated list of bills being tracked is included in the meeting materials packet.*



### **Meeting materials**

Meeting materials distributed to TOD Council members (“board packet”) will be available for public review 72 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**

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](mailto: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](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 Monday, June 15, 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](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/accessibile formats.

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 77**  
**Friday, April 17, 2026**  
**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/20260417/GMT20260417-192906\\_Recording\\_gallery\\_3840x2160.mp4](https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20260417/GMT20260417-192906_Recording_gallery_3840x2160.mp4)

**Members/Designees Present:**

Leo Asuncion, Office of Planning and Sustainable Development (OPSD), Co-Chair Pro Tem  
Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair  
David DePonte, Department of Accounting and General Services (DAGS)  
Roy Ikeda, Department of Education (DOE)  
Kalani Fronda, Department of Hawaiian Home Lands (DHHL)  
Heidi Hansen Smith, Department of Health (DOH)  
Malia Taum-Deenik, Department of Human Services (DHS)  
Hal Alejandro, Department of Corrections and Rehabilitation (DCR)  
Ryan Tam, Hawai'i Community Development Agency (HCDA)  
Benjamin H. Park, 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)  
Jodi Higuchi Sayegusa, County of Kaua'i (COK)  
Bethaney Morrison, County of Hawai'i (COH)  
Scott Forsythe, County of Maui (COM)  
Catherine Camp, Central Pacific Bank, Business Representative  
Kevin Carney, Affordable Housing Connections LLC, Housing Advocate  
Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)

**Members/Designees Excused:**

Brooke Wilson, Office of the Governor (GOV)  
Dawn Chang, Department of Land and Natural Resources (DLNR)  
Tammy Lee, Department of Transportation (DOT)  
Senator Chris Lee, State Senate  
Laura Kodama, Castle and Cooke, Developer Representative

**Other Designees/Alternates Present:**

Randy Chu, HHFDC  
Audrey Hidano, DOE

**TOD Council Staff:**

Ruby Edwards, OPSD  
Carl Miura, OPSD  
Rachel Beasley, OPSD

Guests/Attendees:

Aaron Setogawa, OPSD  
Aldon Yago, DCR  
Amy Ford Wagner  
Anna Haney, Maui Metropolitan Planning Organization (Maui MPO)  
Brandon Soo, HCDA  
Brian Canevari, SFA  
Carson Schultz, HPHA  
Cheryl Bellisario, HHFDC  
Craig McGinnis  
Diana Setness, OPSD  
Franz Krintz, City DPP  
Holly Fujishige  
Ian Page, UH  
Jadine Urasaki, DOE  
James  
Jeff Deason  
Jesse Souki, DOE  
Joji Matsumoto, SFA  
JV Vuylsteke, HART  
Katie Rooney, Ulupono Initiative  
Lori Kahikina, HART  
Lillie Makaila  
Makalii Oliveira, Office of Representative Luke Evslin  
Marissa Gonzales, HART  
Neil Erickson, COH OHCD  
Olivia Gurney  
Phillip Winchester  
Ren Seguritan, Kamehameha Schools  
Tanner Gonzalez, OPSD  
Trevor Tamashiro  
Vance Tsuda, HART

1. **Call to Order**  
Leo Asuncion, Co-Chair Pro Tem, called the meeting to order at 9:30 a.m.
2. **Introduction of Members**  
Members and guests introduced themselves.
3. **Review and Approval of Minutes of February 20, 2026 Meeting**  
The February 20, 2026 meeting minutes were approved as circulated.
4. **Informational Presentation: Honolulu Authority for Rapid Transportation (HART) Update on Skyline**  
Lori Kahikina, Executive Director and CEO of the Honolulu Authority for Rapid Transportation (HART), and Vance Tsuda, Project Director, provided an update on the Skyline rail project. Kahikina clarified that HART is responsible for the planning, design, and construction of the rail

system. The City and County of Honolulu (City) Department of Transportation Services (DTS) owns and operates the system once construction is completed.

The first two segments (East Kapolei to Middle Street) are operational. Construction is currently focused on the segment from Middle Street to the Civic Center Station, which is slated to open in 2031. Due to financial projections, the final one-mile segment to Ala Moana Center has been temporarily deferred, though the intent remains to complete the connection to the island's main transit hub. The project is 100% taxpayer-funded from General Excise Tax (GET), Transient Accommodations Tax (TAT), and federal funds. All costs of the current project scope will be fully paid by the time segment 3 is complete. HART also recently received authority from the City Council (via Bill 60) to plan and design future extensions to West Kapolei, University of Hawai'i (UH), and Waikīkī, though no funding is attached to these extensions yet.

Tsuda reported that the utility relocation along Dillingham Boulevard and Nimitz Highway is preparing the corridor for future guideway columns and station construction. The City Center Guideway and Stations (CCGS) contractor has mobilized, with 19 underground shafts and three columns completed to date, and work has begun on Chinatown Station foundation shafts. Shaft construction on Halekauwila Street will begin Fall 2026. Tsuda added that guideway design was changed from the tangential box girder system used in earlier segments to a more conventional I-beam girder approach, which is expected to save approximately \$200 million and allow station construction to proceed concurrently with guideway construction. Station canopies were also redesigned with traditional metal roofing to reduce future maintenance burdens for City DTS. Some of stations are located next to historical properties, which required them to have a treatment plan such as station colors and architectural features. They also need to hold neighborhood design workshops to receive feedback from the community.

During the discussion, members inquired about security measures in the Chinatown area and station flexibility. HART confirmed that roving security, cameras, and attendant-controlled restrooms are integrated into the operations. Station designs do not preclude future pedestrian bridge connections to adjacent TOD developments or escalators to be added later.

5. **Informational Update: Update on Vertical Schools Report and Alternative Technologies Being Explored by School Facilities Authority (SFA)**

Brian Canevari, Program Manager with the School Facilities Authority (SFA), provided an informational update on SFA's work related to the Vertical Schools in TOD Areas report and other alternative technologies being explored to support public school facility development. He explained that SFA was created to help reform the process for funding and delivering capital improvement projects for Hawai'i public schools in a more efficient, transparent, and effective manner. Canevari noted that SFA's current work includes expanding preschool spaces, educator workforce housing, and the new Central Maui school project.

Other design and delivery innovations being explored include:

- **Dedicated Career Technical Education (CTE) Campus.** The first is a dedicated Career Technical Education (CTE) campus modeled after the Western Maricopa Education Center (West-MEC) at Agua Fria High School in Phoenix, Arizona. SFA is evaluating whether a similar trades campus could be replicated in Hawai'i, including on Maui, to help address workforce gaps in the mechanical, electrical, and plumbing trades. The estimated cost to recreate this type of facility in Hawai'i is approximately \$65 to \$80 million.

- **Portable Replacements.** The second concept is the replacement of aging portable classrooms with more efficient standardized building prototypes. Canevari noted that there are approximately 1,800 portable classrooms statewide, serving a significant portion of public school students. SFA is exploring mass timber, prefabricated classroom buildings that can be assembled on site and scaled for use across multiple campuses. One prototype developed for the Central Maui school project includes four classrooms with restrooms in the center, and SFA has also studied how Maui High School's existing portables could potentially be replaced in phases.
- **Akamai Digital Configurator.** SFA is testing an automated workflow tool that allows users to input basic project parameters (e.g., student population, grade level, site boundaries) to generate compliant space programming and 3D layouts, which can then be pushed directly into AutoCAD Revit. This can expedite the design phase and reduce it from about two years to several months.
- **Vertical Schools in TOD Areas.** Canevari explained that vertical school concepts may help address land scarcity in urban infill and TOD locations while supporting schools near homes, reducing traffic congestion and matching school capacity with new housing development. SFA worked with MKThink and Polyline to develop three prototype models: a standalone vertical campus with separate towers for parking and education connected by a central spine; an adjacent school built next to private development on a separate parcel while sharing infrastructure such as driveways and parking; and an integrated school built within the podium levels of a high-rise residential tower with shared major utility systems. Canevari noted that a 600-student model may allow schools to fit into tighter urban infill lots and align with charter school or specialized academy enrollment sizes.

Canevari encouraged State and county agencies to include SFA early in their master planning and design development sessions for housing and TOD projects to ensure educational facilities are integrated seamlessly.

6. **TOD-Related Budget Requests Recommended to the 2026 Legislature**

Asuncion provided an update on the TOD Council's recommended budget requests submitted to the State Legislature. The Senate Draft (SD) 1 of the budget bill, House Bill (HB) 1800, passed last week from the Senate and Conference Committee meetings should start on Monday. Key items currently reflected in the SD1 include cash infusions for Hawai'i Housing Finance and Development Corporation's (HHFDC) Dwelling Unit Revolving Fund (DURF) and the Rental Housing Revolving Fund (RHRF) Tier 1 and Tier 2. The budget also includes \$15 million for the Department of Corrections and Rehabilitation (DCR) for plans, design, and construction of the new O'ahu Community Correctional Center (OCCC) at the Hālawā Animal Quarantine Station site. The completion of the new facility will allow redevelopment of the existing site on Dillingham Boulevard. He shared that OPSD did some community charettes during a 6 to 8-month period about six years ago, and mixed-used development was desired. Funding was also provided for the UH Kaua'i Community College (KCC) workforce housing project. OPSD will continue to track these items as the budget moves into Conference Committee.

7. **TOD-Related Legislative Proposals in the 2026 Legislative Session**

Asuncion mentioned that staff continues to monitor TOD-related legislation. Two key bills highlighted on the agenda remain active: HB 1718, HD1, SD1, relating to housing. It repeals the sunset date of Act 45 (2024) and HB 1710, HD2, SD1, relating to historic preservation. It allows the State Historic Preservation Division to conduct phased reviews of projects on private property. A printout of bills and status was provided in the meeting materials with the active bills listed in the front and those that died or without any activity at the end.

Representative Luke Evslin highlighted SB 3028 relating to the Conveyance Tax, noting the latest House draft allocates \$60 million to DHHL and \$40 million to DURF exclusively for TOD projects that meet minimum transit-supportive densities. It also provides flexibility to HHFDC to provide grants to counties for infrastructure needs that meet the density standards. The intent behind this is to have a dedicated revenue source for infrastructure and provide an incentive to the counties to upzone for TOD.

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

East Kapolei Master Plan. Brandon Soo reported that the East Kapolei Infrastructure Master Plan will wrap up in May. Funding for the subsequent programmatic EIS was zeroed out in the Senate budget draft, and Hawai'i Community Development Authority (HCDA) is hoping it will be restored in conference. This is in addition to the \$500,000 that was approved last year. The extra funds would help undertake additional studies for the EIS.

UH-West O‘ahu University District. Randy Chu noted that UH and HHFDC are preparing a Request for Proposal (RFP) for a residential mixed-use project makai of the rail station. UH and HCDA are continuing their efforts on a \$35 million Road D infrastructure project. Subdivision permits have been submitted to the City Department of Planning and Permitting (DPP).

UH-West O‘ahu Long-Range Development Plan. Chu reported that UH is working on an update to the urban design plan and development feasibility study, which are funded through TOD CIP Planning funds.

Department of Hawaiian Homeland (DHHL). Kalani Fronda shared that they are building 130 single family homes in an area currently called 2C. Construction will start in 2D in 2027, 2E in 2028, and 2F in 2029. DHHL is shifting its RFP approach to issue project leases first and then doing financial assessments with service providers. Developers will do their vertical development based on what beneficiaries can afford. Due to sewer capacity, DHHL reallocated sewer/water capacity to unlock 400-500 multifamily units in area 2A since there was enough for both LD3 and 2A. The DHHL Chair hopes to build 700 multifamily units with supporting commercial use in LD3 when capacity is available. For the Abutlon CRE parcel, DHHL has not accepted the land from DLNR. Their planning office is addressing liability concerns tied to existing seed bank. There is no incidental take permit and the habitat conservation plan has expired.

City TOD Special District. Tim Streitz announced that the Honolulu Planning Commission will review three TOD bills on April 29th to move 14 acres of land from the State agricultural to Urban district, rezone 1,400 acres from agriculture to urban mixed-use around

the stations, and establish a TOD Special District for the (City’s) East Kapolei TOD Plan area, which includes streamlining some permitting requirements.

- **Hālawā-Stadium**  
New Aloha Stadium Entertainment District (NASED). Michael Imanaka stated that the NASED Master Development Agreement, including the reciprocal easement agreement and associated ground lease are scheduled for execution later this month. Once they are signed, it concludes the negotiations of the project core. Demolition of the existing stadium began in early March.

O‘ahu Community Correctional Center (OCCC). Hal Alejandro added that construction for the new OCCC facility is planned for 2030-2031, with completion around 2032-2033. For the current site, discussions are ongoing with the Governor, legislature, TOD Council, and community to create some form of shared use. Once construction funds are appropriated for the new OCCC, they will begin community outreach.

- **Iwilei-Kapālama**  
State Iwilei Infrastructure Master Plan/Dynamic Infrastructure Coordination and Execution (DICE) Plan. Cheryl Bellisario reported that the Wilhelm Group is developing the DICE plan—a relational database to help stakeholders coordinate the timing and phasing of infrastructure upgrades in the area. They are currently gathering all of the data and putting it into the model. Beta testing is expected this summer and implementation is expected once it is completed.

**b. State and County Projects—Hawai‘i**

Kukuiola and Village 9 Affordable Housing. Neil Erickson noted that the consultant for Kukuiola Phase 3 developed four different scenarios. They asked G70 to revise several of them to better align with the COH Office of Housing and Community Development (OHCD) Administrator’s goals.

34 Rainbow Drive Project. The proposal to accept the TOD CIP Planning Funds went in front of the Hawai‘i County Council, and OHCD is working on selecting a consultant.

**c. State and County Projects—Maui**

State TOD Strategic Plan Update. Scott Forsythe reported that the County of Maui will meet with OPSD in late May to discuss updating the state strategic plan and the process for identifying county-designated TOD areas.

**9. Announcements**

**a. OZ 2.0 Workshop, June 2026 (Tentative)**

Ramona Mullahey announced that an Opportunity Zone (OZ) 2.0 workshop is tentatively scheduled for June 1, 2026, at the UH Cancer Center to discuss project pipelines, proper positioning, and how to access this alternate source of project funding.

**b. Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**

- i. May 2026                      No Meeting

- ii. June 19, 2026 Presentations: Hawai‘i Public Housing Authority (HPHA) Ka Lei Momi TOD Projects & East Kapolei Infrastructure Implementation Master Plan  
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

- iii. July 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

c. **Other**

**Iwilei-Kapālama Infrastructure RFP**

Diana Setness reported the release of the RFP to establish a community facilities district or similar special infrastructure financing district in the Iwilei-Kapālama TOD area. The goal is to establish a financial framework to fund infrastructure investments to support long-term growth and housing. RFP is posted at Hawai‘i Awards and Notices Data System (HANDS) site. Proposals are due June 3, 2026.

10. **Adjournment**

There being no further business, the meeting was adjourned at 11:27 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/>.

TOD-Related Items from Admin Budget (House Bill 1800, HD1, SD1)

As of June 1, 2026

Agency	Summary	Program ID	FY2027 Admin Budget Request-House Bill (HB) 1800	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.	<b>BED160</b>	\$40,000,000	\$40,000,000	\$40,000,000	\$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.	<b>BED160</b>	\$50,000,000	\$150,000,000	\$25,000,000	\$100,000,000
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.	<b>BED160</b>	\$50,000,000	\$80,000,000	\$25,000,000	\$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).	<b>BED150</b>	\$1,000,000	\$1,000,000	\$0	\$0
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 Hālawā 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.	<b>PSD900</b>	\$15,000,000	\$15,000,000	\$15,000,000	\$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.	<b>UOH800</b>	\$10,000,000	\$10,000,000	\$20,000,000	\$10,000,000

TOD-Related Items from Admin Budget (House Bill 1800, HD1, SD1)

As of June 1, 2026

Agency	Summary	Program ID	FY2027 Admin Budget Request- House Bill (HB) 1800	House Draft 1 (HD1)	Senate Draft (SD1)	Conference Draft (CD1)
AGR – New Animal Quarantine Station, O‘ahu	Design and construction for a new animal quarantine station.	AGR131		\$4,000,000	\$0	\$0
EDN – Pāhoa Library and Transit Hub, Hawai‘i	Plan, design, and land acquisition for Pāhoa library and transit hub.	EDN407		\$2,000,000	\$0	\$2,000,000
HTH - Samuel Mahelona Memorial Hospital (SMMH), Kaua‘i	Design and construction for renovation of SMMH Campus, including the demolition of the facilities building and adjacent warehouse buildings to clear space for the new behavioral health facility and parking lot, renovation of a vacant building to accommodate the adult with disabilities day services program, renovation of the smoke stack wing of the facilities department, temporary loop road connector driveway, civil engineering design work for the connector road from the hospital to Kuhio Highway, and for the development of workforce housing; ground and site improvements; equipment and appurtenances.	HTH212		\$16,600,000	\$16,000,000	\$16,600,000



# Measure Tracking Report: TOD Council 2026 Passed

Hawaii State Legislature



Your personalized measure tracking report.

[Export to Excel](#)
[Export to CSV](#)

PDF	Measure	Notes	Current Status	Introducer(s)	Referral	Companion
	<p><b><a href="#">HB1710 HD2 SD2 CD1</a></b>  <a href="#">Historic Preservation; State Historic Preservation Division Review; Historic Properties; Private Properties; Project Review; Review Period</a>            RELATING TO HISTORIC PRESERVATION.</p> <p>Authorizes SHPD to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for proposed projects on private property or certain projects that require state or county approval for entitlement for use, after which concurrence may be assumed and the project may move to the next step in the compliance process. Amends the conditions under which a proposed project on an existing privately owned single-family detached dwelling unit or townhouse that is over fifty years old shall be subject to section 6E-42, HRS. (CD1)</p>		(H ) <a href="#">6/4/2026</a> - Act 076, on 06/03/2026 (Gov. Msg. No. 1176).	MIYAKE, AMATO, EVSLIN, ILAGAN, KEOHOKAPU-LEE LOY, KILA, KUSCH, LEE, M., LOWEN, MARTEN, MATAYOSHI, OLDS, PIERICK, REYES ODA, SOUZA, TAKENOUCHI, TARNAS	WLA, JDC	SB2341
	<p><b><a href="#">HB1718 HD1 SD1 CD1</a></b>  <a href="#">HHFDC; Affordable Housing; Mixed-Use Developments; County Powers; Sunset</a>            RELATING TO HOUSING.</p> <p>Limits mixed-use developments to transit-oriented developments. Repeals the sunset date of Act 45, SLH 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds before 7/1/2033 for this purpose. (CD1)</p>		(H ) <a href="#">5/7/2026</a> - Transmitted to Governor.	EVSLIN, AMATO, ILAGAN, KEOHOKAPU-LEE LOY, KILA, KUSCH, MARTEN, MATSUMOTO, MIYAKE, MORIKAWA, MURAOKA, REYES ODA, SHIMIZU, SOUZA, TARNAS	HOU/EIG, WAM	SB2748, SB3036
	<p><b><a href="#">HB1800 HD1 SD1 CD1</a></b>  <a href="#">State Budget; Executive Supplemental Budget</a>            RELATING TO THE STATE BUDGET.</p> <p>Adjusts and requests appropriations for fiscal biennium 2025-2027 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs. (CD1)</p>		(H ) <a href="#">6/9/2026</a> - Notice of intent to veto (Gov. Msg. No. 1224)	NAKAMURA (Introduced by request of another party)	WAM	SB2500
	<p><b><a href="#">HCR85 HD1</a></b>  <a href="#">DLNR; DHHL; HHFDC; East Kapolei Transit-Oriented Development Project; Parcel Transfers</a>            URGING THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO TRANSFER PARCELS THAT MAKE UP THE EAST KAPOLEI TRANSIT-ORIENTED DEVELOPMENT PROJECT TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND</p>		(H ) <a href="#">4/27/2026</a> - Resolution adopted in final form.	EVSLIN, AMATO, IWAMOTO, KAHALOA, KUSCH, MATAYOSHI, MIYAKE	WLA/HOU	HR77, SCR68

URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO PARTNER WITH THE DEPARTMENT OF HAWAIIAN HOME LANDS AND HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT.

## **HR77 HD1**

### **DLNR; DHHL; HHFDC; East Kapolei Transit-Oriented Development Project; Parcel Transfers**



URGING THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO TRANSFER PARCELS THAT MAKE UP THE EAST KAPOLEI TRANSIT-ORIENTED DEVELOPMENT PROJECT TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO PARTNER WITH THE DEPARTMENT OF HAWAIIAN HOME LANDS AND HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT.

(H) 4/9/2026

- Resolution adopted in final form.

EVSLIN, AMATO, IWAMOTO, KAHALOA, KUSCH, MATAYOSHI, MIYAKE

HSG, WAL

HCR85, SR63

## **SB2060 SD2 HD1 CD1**

### **HHFDC; RHRF; Mixed-Income Subaccount**

RELATING TO THE RENTAL HOUSING REVOLVING FUND.

Authorizes the Rental Housing Revolving Fund to be used to provide any and all forms of financing for the development, pre-development, construction, acquisition, preservation, and substantial rehabilitation of rental housing units. Requires the Hawaii Housing Finance and Development Corporation to give preference to certain projects with perpetual affordability commitments, that are revenue neutral, and to applicants with a demonstrated history of early repayment to the RHRF. Authorizes HHFDC to use moneys in the RHRF that have been reserved or awarded by HHFDC for specific projects but have not yet been encumbered to fund other rental housing projects subject to certain conditions. Authorizes HHFDC to secure a line of credit or other instrument of indebtedness to provide liquidity for the RHRF under certain conditions. Repeals 6/30/2030. (CD1)



(S) 5/8/2026

- Enrolled to Governor.

CHANG, Gabbard, Richards, San Buenaventura, Wakai

HSG, FIN

## **SB2061 SD2 HD2 CD1**

### **HCDA; Affordable Housing; Ninety-Nine Year Leasehold Program; Condominium Units; Owner-Occupied Residential Use**

RELATING TO RESIDENTIAL CONDOMINIUMS.

Clarifies the Ninety-Nine Year Leasehold Program by: (1) allowing the Hawaii Community Development Authority to prohibit renting, advertising for rent, or using for any other purpose other than owner-occupied residential use a residential condominium unit, by rule, rather than statutorily; (2) exempting the design, development, and construction contracts from procurement requirements, subject to prevailing wage requirements for laborers and mechanics; (3) requiring HCDA to adopt rules to implement an initial sales period during which residential condominium units are offered only to eligible buyers for owner-occupied residential use; (4) authorizing the sale of a residential condominium unit that is not subject to an income restriction and was not sold within a certain period to be sold to other buyers, as determined by rule by HCDA, without an owner-occupancy requirement; (5) requiring HCDA to adopt rules that require at least sixty per cent of residential condominium units to be income restricted; and (6) requiring HCDA to establish rules to require buyback pricing similar to other state agencies' existing pricing formulas. (CD1)



(H) 6/9/2026

- Act 121, on 06/08/2026 (Gov. Msg. No. 1221).

CHANG, FEVELLA, KIDANI, Moriwaki, San Buenaventura

HSG, CPC

HB1722



## **SB2069 SD2 HD1 CD2**

### **HHFDC; Dwelling Unit Revolving Fund; Dwelling Unit Revolving Fund**

(S) 5/8/2026

- Enrolled to

CHANG, FEVELLA, KIDANI, SAN BUENAVENTURA, Richards

HSG, FIN

Equity Pilot Program

RELATING TO THE DWELLING UNIT REVOLVING FUND.

Extends the sunset date of the Dwelling Unit Revolving Fund Equity Pilot Program pursuant to Act 92, SLH 2023, from June 30, 2028, to June 30, 2031. Requires any equity purchased by the Hawaii Housing Finance and Development Corporation under the Dwelling Unit Revolving Fund Equity Pilot Program to be in a for-sale housing development project within a transit-oriented development zone. Authorizes HHFDC to spend up to \$20,000,000 from the Dwelling Unit Revolving Fund for the Equity Pilot Program established pursuant to Act 92, Session Laws of Hawaii 2023. (CD2)

Governor.

**SB2544 SD2 HD1 CD1**

HHFDC; DURE; Hawaii Builds Pilot Program; Exemptions; Permit Reviews; Interagency Coordination; Reports



RELATING TO HOUSING.

Establishes a 5-year Hawaii Builds Pilot Program within the Hawaii Housing Finance and Development Corporation. Authorizes the use of the Dwelling Unit Revolving Fund for the Pilot Program, subject to an annual cap. Mandates interagency coordination and expedited review for projects to facilitate timely delivery of projects. Requires annual reports to the Legislature. Sunsets 6/30/2031. (CD1)

(S) 5/8/2026

- Enrolled to Governor.

HASHIMOTO, CHANG, FEVELLA

HSG, FIN HB1812

**SB2599 SD2 HD3 CD1**

HCDA; Stadium Development District; Halawa Community Development District; Aloha Stadium; Stadium Authority; Special Fund; Positions; Housing; Appropriation



RELATING TO DEVELOPMENT.

PART I: Redesignates the Stadium Development District as the Halawa Community Development District (HCDD). Amends the composition of the Hawaii Community Development Authority (HCDA) for purposes of the HCDD. Amends the duties and powers of the HCDA and Stadium Authority as they relate to activities within the HCDD. Clarifies the HCDA's permitting and consultation powers regarding public projects within community development districts. Establishes the HCDD Special Fund. Establishes requirements for the Comptroller to verify that invoices for the capital costs of the HCDD comply with applicable law and the purposes for which public funds were appropriated, allocated, transferred, deposited, or otherwise made available. PART II: Appropriates funds for the establishment of positions. Appropriates funds from the Stadium Development Special Fund for the purposes of the special fund. Conditions the expenditure of the appropriated funds out of the special fund upon compliance with state planning, land use, and financing statutes. PART III: Requires the HCDA, when planning and developing housing, to endeavor to plan for complete communities that include various aspects supporting quality of life. (CD1)

(S) 5/8/2026

- Enrolled to Governor.

DELA CRUZ, HASHIMOTO, KIDANI, LEE, C., Moriwaki

WAL, HSG, FIN



**SB3218 SD2 HD2 CD1**

Resilient Infrastructure for Shelter and Equity Bonds; Counties; County Debt Limit Statements; Transit-Oriented Development Zone

RELATING TO BONDS.

Part I: Substitutes the word "tax increment" with "resilient infrastructure for shelter and equity" for purposes of the Resilient Infrastructure for Shelter and Equity Act, except under certain circumstances. Part II: Conforms state law concerning county debt limits to permit counties to exclude resilient infrastructure for shelter and equity bonds from the debt limit of the counties, if a constitutional amendment authorizing the use of resilient infrastructure for shelter and equity bonds and excluding resilient infrastructure for

(H)

5/26/2026 - Act 031, on 05/22/2026 (Gov. Msg. No. 1131).

HASHIMOTO, CHANG, RICHARDS, Wakai

HSG, FIN HB2478

shelter and equity bonds from determinations of the counties' funded debt is ratified.  
(CD1)

### **SB3219 HD3 CD1**

#### Constitutional Amendments; Counties; Resilient Infrastructure for Shelter and Equity Bonds



PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION.

Proposes constitutional amendments to expressly provide that the Legislature may authorize political subdivisions, such as the counties, to issue resilient infrastructure for shelter and equity bonds for specified public works, public improvements, or other actions necessary for housing and community development, and exclude these bonds from determinations of the funded debt of the political subdivisions. (CD1)

(S ) 5/8/2026

- Enrolled to Governor.

HASHIMOTO, CHANG, KEOHOKALOPE,  
McKelvey

HSG, JHA,  
FIN

HB2476

### **SR63 SD1**

#### DLNR; HHFDC; HCDA; East Kapolei Transit-Oriented Development Project; Parcel Transfers



URGING THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO TRANSFER PARCELS THAT MAKE UP THE EAST KAPOLEI TRANSIT-ORIENTED DEVELOPMENT PROJECT TO THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND URGING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION TO PARTNER WITH THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY TO FACILITATE THE DEVELOPMENT OF NON-HOUSING COMMUNITY DEVELOPMENT PORTIONS OF THE PROJECT.

(S ) 4/9/2026

- Report and Resolution Adopted, as amended (SD 1).

HASHIMOTO, CHANG

WLA/HOU

HR77,  
SCR68

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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
<b>East Kapolei</b>	0-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Planning	2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband. TOD Project is still on hold: AGs working on Land Court issues; Red Ilima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022. DHHL is planning approximately 400–500 multifamily units on 32.6 acres, targeting densities of 15–20 dwelling units per acre under Apartment Mixed-Use (AMX)-2 zoning. DHHL has not accepted the land from DLNR. Their planning office is addressing liability concerns tied to existing seed bank. There is no incidental take permit, and habitat conservation plan has expired.
	0-02	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. UH and HHFDC are preparing a Request for Proposal (RFP) for a residential mixed-use project makai of the rail station. UH and HCDA are continuing their efforts on a \$35 million Road D infrastructure project. Subdivision permits have been submitted to City Department of Planning and Permitting (DPP).
	0-03	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. UH is working on an update to the urban design plan and development feasibility study, which are funded through TOD CIP Planning funds.
	0-04	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.
	0-05	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.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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
	0-06	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.
	0-07	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.
	0-38	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.
	0-40	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.
	0-09	HHFDC/DAGS/D	Waipahu Transit	Waipahu Civic Center TOD Project	10	Pre-Planning	No change in status.
	0-10	HPHA	Waipahu Transit	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning	No change in status.
	0-11	UH-LCC	Leeward Comm	UH Leeward Community College TOD Master	50	Pre-Planning	No update.
	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning	EIS accepted Sept 2022. Project will be a design-build-operate-maintain-contract delivered as one integrated public-private partnership (P3) project. \$350 million in GO bond funding for CIP and \$50 million in general funds were approved in 2022. From the \$400 million appropriated, \$350 million will be provided to the NASED developer as a State contribution to the design and construction of the new stadium. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the stadium and development real estate portion. They need to generate own revenue to finance it. Navy Region Hawaii said development will have no impact on their operations. Aloha Halawa District Partners was approved in October 2024 as the preferred offeror. The project is expected to be completed by 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. Stadium design capacity has increased to 31,000 from 22,000. NASED Master Development Agreement, including the reciprocal easement agreement and associated ground lease are scheduled for execution later this month. Once they are signed, it concludes the negotiations of the project core. Demolition of the existing stadium began in early March.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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
	0-14	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.
Iwilei-Kapalama	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning	Feasibility report completed Sep 2019; no change in status.
	0-16	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. Construction for the new OCCC facility is planned for 2030-2031, with completion scheduled for 2032-2033. For current the site, discussions are ongoing with the Governor, legislature, TOD Council, and community to create some form of shared use. Once construction funds are appropriated for the new OCCC, they will begin community outreach.
	0-17	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. Ka'ahumanu Homes is fully entitled and moving toward permitting. The State TOD CIP Planning grant funds have been fully utilized. Environmental clearances have been completed.
	0-41	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.
	0-19	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.
	0-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning	TOD Study completed Mar 2019; no update.
	0-21	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.
	0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	34	Planning	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. Wilhelm Group is developing the DICE plan—a relational database to help stakeholders coordinate the timing and phasing of infrastructure upgrades in the area. They are currently gathering all of data and putting it into the model. Beta testing is expected this summer, and implementation is expected once it is completed.
	0-22	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.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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
	0-23	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.
	0-25	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.
	0-26	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.
	0-27	HCDA	Kakaako, Civic Center	Nahana Hale	0.24	Completed	Completed 2020; 111 units fully occupied; 30-60% AMI; total dev cost \$51.425M.
	0-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	0.69	Completed	Completed 2020; 84 units fully occupied; 30-60% AMI; total dev cost \$51.39M.
	0-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	0.62	Completed	Completed 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.
	0-30	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.
	0-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning	No change in status.
City of Honolulu	0-32	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.
	0-42	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.
	0-33	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.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
City & County	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 UHDC 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.	

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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 Kauai	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Design/Const	Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Potential Housing	197	Pre-Planning	Kauai CC is conducting a survey to identify the need and feasibility for housing. In 2025, received \$5 million for plans, design, and construction of on-campus housing for faculty, staff, and students. submitted their \$5 million allotment request for the housing project to Department of Budget and Finance. After it is approved, it will allow them to proceed with planning.
	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	Plan/Design	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. New Kapaa Library on SMMH campus received \$2 million for plans and design in 2025. HHFDC is working on the housing component and facilitating the roadway construction of the overall project led by the Hawai'i Health Systems Corporation (HHSC) Kauai Region. The Draft EIS was published in December 2025, with the comment period closing in February 2026. The project team is currently reviewing feedback and refining the plan.
	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/Hawaala/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.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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-13	COK/PD/KHA	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	34	Planning	417-acre site acquired in 2019. Awarded FY23 TOD CIP Planning Funds to do master planning for affordable housing; 393 (originally 200) single and multi-family units expected. Master plan on the 60-acre portion completed in 2025. Project is advancing through environmental review process (2026), with a 201H application (2027) and construction anticipated to follow beginning in late 2028.
	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. Much of work is based on the 2006 Kilauea Town Plan. County acquired the 50-acre property 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. Planning Department work with Housing Agency to integrate TOD elements in scope of work plans. Completed master planning for approx 310 affordable housing units (originally 200). Project is going through environmental review process, followed by the 201(H) application. Construction expected to start in 2028.
County of Hawaii	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/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. Lanakila is fully entitled and moving toward permitting. The State TOD CIP Planning grants funds have been expended. Environmental clearances have been completed.
	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. Working to get it approved/accepted by the County Council. This will allow them to develop the remaining 20 acres of the old Hilo Memorial Hospital site for affordable housing. From a separate appropriation, they recently awarded a contract for reroofing and hazardous material removal from the old hospital building. The proposal went in front of the county council to accept the funds, and they are working on selecting a consultant.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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-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. EIS will be published shortly for the 70 acre site. The project is expected to provide 300 new units.
	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.
	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. Consultant for Kukuioia Phase 3 developed four different scenarios. They asked G70 to revise couple of them to better align with the COH Office of Housing and Community Development administrator's goals.
	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiaaalu o Kukuia, formerly known as Keawe Street Apts at the Villages of Lealii, is under construction; estimated to be completed in 4th Quarter 2024. They are in contact with DHHL to do a joint project or convey the property to them. First tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management Administration's (FEMA) temporary housing project, Kilohana, at the end of October. HHFDC's Kaiāulu o Kūku'ia permanent housing project is scheduled to receive new tenants in December. This is the first permanent housing project to be made available to Lahaina fire survivors.

**APPENDIX A. TOD Project Status Reported to TOD Council**

(as of 04/17/2026)

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 Maui	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 IIP 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.
	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