



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 79
NOTICE OF MEETING AND AGENDA
Friday, July 17, 2026
9:30 – 11:30 AM**

In-person meeting location:

Hawai'i State Capitol
Conference Room 309
415 South Beretania Street, Honolulu, Hawai'i

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/84939254787?pwd=rGdEXbxDMvwPXih9H8sxhglMMDwmE9.1>

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

Meeting ID: 849 3925 4787

Passcode: 563866

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of June 19, 2026 Meeting**
3. **Informational Presentation: U.S. Department of Housing and Urban Development's (HUD) Thriving Communities-O'ahu Group Technical Assistance Tour and Workshop**
Kiana Otsuka and Emily Cristobal, O'ahu Metropolitan Planning Organization (O'ahuMPO)
Presentation on HUD's Thriving Communities-O'ahu Group Technical Assistance tour and workshop held in May 2026. It will cover ways to better coordinate transportation, land use, and housing planning, along with regional priorities, next steps, and O'ahuMPO's role in supporting these efforts. The final report is available [here](#).
4. **Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force**
Regi King and Diana Setness, Office of Planning and Sustainable Development (OPSD)
Update on the SPEED Taskforce efforts and impact on TOD.
5. **Informational Update: Opportunity Zones (OZ) 2.0 Market Activation Summit**
Lauren Primiano, OPSD
Update of the Opportunity Zones 2.0 Market Activation Summit held in June 2026 and upcoming next steps.
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
 - Hālawā-Stadium
 - Iwilei-Kapālama
- b. **State and County Projects—Kaua‘i**
- c. **State and County Project—Hawai‘i**
- d. **State and County Projects—Maui**

7. **Announcements**

- a. TOD Strategic Plan Update (All) Permitted Interaction Group (PIG) Meeting; July 17, 2026, 11:30 a.m. at OPSD and on Zoom
- b. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**
 - i. August 2026 No Meeting
 - ii. September 18, 2026 Presentation: TBD
(In-Person/Online) 10th Anniversary Program (TBD)
DBEDT Deputy Director Dane Wicker
PRO Housing CFD Project
Report Out: TOD Council PIG Strat Plan Update/County TOD areas (tentative)
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
 - iii. October 2026 No Meeting
- c. **Other**

8. **Adjournment**

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), 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

State Office Tower/OPSD: 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.

Hawai'i State Capitol: All visitors to the building must check in with building security on the ground floor/basement and present their driver's license, State ID, or State employee ID to security staff. Also, you will be asked to go through a metal detector and bag check.

Virtual meeting and phone access

To participate via the Zoom link provided, you will need a computer or mobile device with internet access. When you log in, your microphone will be muted and your camera turned off during the meeting unless you are a member, designee, or presenter. If you want to provide a comment(s) or ask a question(s), you will be asked to submit it via Q&A or chat. 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 Monday, July 13, 2026, 4 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. 78
Friday, June 19, 2026
9:30 am

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

https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20260619/GMT20260619-193159_Recording_gallery_1920x1200.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
Gordon Wood, Department of Accounting and General Services (DAGS)
Lance Manabe, Department of Education (DOE)
Kalani Fronda, Department of Hawaiian Home Lands (DHHL)
Malia Taum-Deenik, Department of Human Services (DHS)
Luke Sarvis, Department of Land and Natural Resources (DLNR)
Harold Alejandro, Department of Corrections and Rehabilitation (DCR)
Ryan Tam, Hawai'i Community Development Agency (HCDA)
Benjamin 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)
Jennifer Martin, County of Hawai'i (COH)
Alisha Summers, County of Kaua'i (COK)
Scott Forsythe, County of Maui (COM)
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)
Kenneth Fink, Department of Health (DOH)
Ed Sniffen, Department of Transportation (DOT)
Senator Chris Lee, State Senate
Cathy Camp, Central Pacific Bank, Business Representative
Laura Kodama, Castle and Cooke, Developer Representative

Other Designees/Alternates Present:

Leo Asuncion, OPSD
Randy Chu, HHFDC
David DePonte, DAGS
Richard Fajardo, DOE
Ray Kanna, DHHL

TOD Council Staff:

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

Guests/Attendees:

Aaron Setogawa, OPSD
Brandon Soo, HCDA
Brian Canevari, School Facilities Authority (SFA)
Bricen
Caitlin Barrow, Highridge Costa
Carson Schulz, HPHA
Catie Cullison, PBR Hawai'i & Associates
Cheryl Bellisario, HHFDC
Craig McGinnis, HCDA
David Arakawa, Land Use Research Foundation
Diana Setness, OPSD
Emily Cristobal, O'ahu Metropolitan Planning Organization (O'ahuMPO)
Dawn
Francine Murray, HCDA
Franz Krainz, City Department of Planning and Permitting (DPP)
Joe Kopshy, Office of Senator Sharon Moriwaki
Jacky Takakura, COM Planning Department
Katie Rooney, Ulupono Initiative
Kiana Otsuka, O'ahu Metropolitan Planning Organization (O'ahuMPO)
Laura Mo, HPHA
Laurel Pikcunas, PBR Hawai'i & Associates
Lilly Zheng, O'ahuMPO
Lisa Emerson
Mati Stamatiou, COM Department of Housing
Michael Yee, HHFDC
Natalie Burgess, DCR
Ren Seguritan, Kamehameha Schools
Ryan Kagimoto
Alden Yago, DCR
Zac Bergum, COH Mass Transit Agency
Tim Hiu, DHHL

1. **Call to Order**
Dean Minakami, Co-chair, called the meeting to order at 9:35 a.m.
2. **Introduction of Members**
Members and guests introduced themselves.
3. **Review and Approval of Minutes of April 17, 2026 Meeting**
The April 17, 2026 meeting minutes were approved as circulated.

4. **TOD Project Presentation: Hawai'i Public Housing Authority (HPHA) Ka Lei Momi Redevelopment**

Carson Schultz described Ka Lei Momi as HPHA's effort to redevelop aging public housing into vibrant mixed-income communities. The initiative will replace more than 1,100 existing public housing units and add more than 10,000 new units across approximately 78 acres statewide. Highridge Costa was selected as the master developer for the Ka Lei Momi projects. Nearly 5,000 units are already fully entitled. Several sites are moving forward at the same time, and the full effort may include approximately 44 development phases. Schultz also noted that State support, including TOD Council CIP Planning grants, legislative appropriations, and HHFDC financing, has helped move projects from early planning toward construction.

Schultz provided updates on the following project sites:

School Street Senior Housing. The first phase is under construction and includes 250 units. It is part of an 800-unit fully entitled master plan. The first phase of the project is expected to be completed in 2026 and will serve seniors earning approximately 30 percent to 60 percent of area median income.

Kūhiō Park Low-Rises and Homes. The first phase includes 304 units, including 65 Section 8 project-based voucher units. It is part of a 650-unit fully entitled master plan. HPHA and its development partner coordinated and funded relocation for approximately 60 families. The City invested \$150 million in the first phase.

Mayor Wright Homes. Phase 1A includes 308 units and is fully financed. Phase 1B is expected to include 247 units and is seeking HHFDC financing. Together, these phases are part of a nearly 2,500-unit fully entitled master plan. Relocation for Phase 1A has been completed, and construction is expected to begin in 2026. Schultz also noted that HPHA projects require additional federal approvals, including HUD, Section 106, NEPA, Section 18, mixed-finance, and subsidy layering reviews.

Kapa'a Homes. The Kapa'a project is located near Kapa'a Middle School and Kapa'a Town. The project includes 124 units, including 19 subsidized units. Working drawings are complete, the project is in the building permit process, and HPHA has submitted a consolidated financing application to HHFDC. The project also received \$6 million in pre-development funding from the Legislature and Governor.

Lanakila Homes. Lanakila Homes in Hilo is expected to provide approximately 250 units. Relocation was completed under an earlier public housing phase. NEPA review is complete and drawings are underway. The project received \$550,000 in TOD Council CIP Planning funds, which helped support master planning, density analysis, TOD elements, and project coordination. HPHA anticipates submitting a financing application to HHFDC in 2027.

Ka'ahumanu Homes. This presentation fulfills the final presentation for Ka'ahumanu Homes. HPHA received TOD CIP Planning funds, and it helped analyze the project through a TOD lens, evaluate multimodal connections, and refine the site plan. The plan includes a central park, pedestrian pathways, bicycle connections, interior streets, ground-floor community and commercial spaces, and resident amenities. Ka'ahumanu Homes is located between two rail stations under construction and near schools, transit, and planned development. Upon full redevelopment, the site is expected to include more than 1,500 mixed-income homes across six buildings or phases. The

units are fully entitled, NEPA review is nearly complete, the Section 106 memorandum of agreement is being finalized, and working drawings are underway. The project received \$350,000 in TOD Council CIP Planning funds.

Additional TOD Council CIP Planning Fund Sites. Schultz also noted additional HPHA sites that received TOD Council funding, including Pu'uwai Momi near the Stadium, Kahikili Terrace on Maui, and Hale Nana Kai O Kea (Kapa'a, Kaua'i) site located adjacent to the Samuel Mahelona Memorial Hospital (SMMH) campus. Pu'uwai Momi is beginning to move forward as related Stadium-area work advances. Kahikili Terrace was paused following the Maui wildfires, but HPHA is now evaluating a multi-phased approach. HPHA is also coordinating with SMMH master planning effort on Kaua'i.

During the discussion, members asked about parking, senior housing, EV parking, and whether the Maui missing middle housing study might help inform the Kahekili project. HPHA and Highridge Costa noted that parking will be evaluated carefully, especially for sites near Skyline and high-frequency transit. The phased approach will allow the development team to monitor parking demand and adjust future phases. Most communities are planned as family housing, although seniors would be eligible to live there. The School Street project is senior-focused and will serve seniors age 62 and over. Maui County representatives indicated that a missing middle housing study conducted for Maui focused on the Kahului Shopping Center/Maui Mall area and did not include Wailuku.

5. **Informational Update: East Kapolei Infrastructure Implementation Master Plan**

Brandon Soo of the Hawai'i Community Development Authority (HCDA) provided an update on the draft East Kapolei Infrastructure Implementation Master Plan. The plan focuses on East Kapolei, one of the three priority areas identified in the State Strategic Plan for Transit-Oriented Development. East Kapolei includes approximately 1,000 acres of primarily State-owned land along the Skyline rail corridor. The area is generally bordered by the H-1 Freeway and Ka Makana Ali'i. Major landowners include the University of Hawai'i (UH) West O'ahu, the Department of Hawaiian Home Lands (DHHL), the Department of Land and Natural Resources (DLNR), D.R. Horton, and the Department of Education (DOE). DOE has eight planned school sites in the area.

The plan evaluates the backbone and region-serving infrastructure needed to support future TOD buildout, including sewer, stormwater, potable and non-potable water, electrical, telecommunications, and transportation improvements. Based on 2025 landowner data, the current buildout scenario estimates approximately 27,000 residential dwelling units in East Kapolei, including roughly 23,000 new units. The plan identifies 47 infrastructure projects across three phases through 2050, with an estimated capital need of approximately \$3.9 billion. Transportation improvements represent the largest share of projected costs, reflecting the need to establish roadways, bike and pedestrian facilities, complete streets, and other mobility networks before significant development can proceed. It is important to deliver transportation and utility systems early, while allowing the later improvements to focus on system expansion.

Soo explained that the implementation framework focuses first on Phase 1 projects from 2025 to 2030 and includes strategies such as project bundling, a funding stack matrix, iterative implementation, and a transportation-led approach. One of the challenges in developing a plan like this is the evolving plans of the private landowners. HCDA plans to make final revisions to the document, including incorporating information from AECOM's value capture study for the Keone'ae Station area, and then distribute the plan for follow-up discussions. HCDA is also

working with OPSD on a Programmatic Environmental Impact Statement (EIS) for the study area, which is expected to evaluate both the proposed infrastructure project list and development at maximum TOD densities under the City’s TOD plan.

6. **TOD-Related Legislation Round-Up; 2026 Legislative Session**

Mary Alice Evans shared that agencies and staff monitored TOD-related legislation during the 2026 legislative session. A list of TOD-related bills and resolutions that passed the Legislature, including measures already signed into law, was included in the meeting materials. She noted that the list did not include measures that did not advance during the session. Representative Luke Evslin was invited to provide comments and lessons learned from the 2026 legislative session.

He stated that several TOD-related bills passed during the 2026 session, although he viewed the most impactful proposals as measures that did not ultimately pass. He characterized the bills that passed as more incremental in nature. Bills discussed included:

- HB 1718, relating to county authority for mixed-use development in TOD areas. This removes the sunset date from Act 45, but it only applied to bonds financed before 2033. He understands that this is an important measure for the City to go after financing for their Iwilei development;
- HB 1740, relating to an alternative pathway for certain HRS Chapter 201H-38 projects. This applies only if 80 percent of the units are deed restricted forever by a Hawai‘i resident;
- HB 1741, relating to county inclusionary zoning studies or nexus analyses. It would require counties to evaluate and justify their inclusionary zoning requirements. Kaua‘i’s study found that its 30 percent affordable housing set-aside made high-density multifamily housing financially infeasible, produced no affordable units, and added costs to market-rate units. HB 1741 is intended to improve transparency and ensure that inclusionary zoning policies do not suppress housing production, particularly for multifamily housing;
- HB 1710, relating to streamlining State Historic Preservation Division (SHPD) review;
- SB 3219, a constitutional amendment related to infrastructure financing using future property tax growth. This will allow counties to issue Resilient Infrastructure for Shelter and Equity (RISE) bonds similar to tax increment financing. It will be on the ballot for this year; and
- SB 2069, relating to extension of the DURF equity pilot program. The original intent was to make this permanent, but they agreed to extend the program another five years, raise the cap, and can only be used in TOD areas.

He also noted several proposals that did not advance but may return in future sessions. These included:

- HB 2049, relating to conveyance tax revenues for DHHL and infrastructure in certain TOD districts;
- HB 1739, relating to transit-supportive density standards for TOD areas;
- HB 1725, relating to building code reform; and
- HB 1919, relating to parking reform and the elimination of minimum parking requirements for certain uses. He noted that it did not pass the House by one vote and that parking reform is likely to remain a topic for future legislative discussion.

Representative Evslin stated that financing-related measures are generally easier to pass than regulatory reform. He noted that the more impactful a bill is, the more difficult it may be to pass, and that sustained effort is needed from the beginning to the end of session. He estimated that TOD-

related bills had roughly a 50 percent success rate during the 2026 session and expressed hope that the Legislature could do better in 2027.

7. **TOD-Related Budget Items Under Consideration by the Governor; 2026 Legislative Session**

Minakami reported that State budget bill, HB 1800, which was approved by the Legislature and was pending action by the Governor. It includes appropriations for fiscal year 26-27 for several items related to TOD Council priorities, including cash infusions to housing funds for affordable and workforce housing, funding for the new O'ahu Community Correctional Center (OCCC), UH student, faculty, staff, and workforce housing, funding for a transit hub and library in Pāhoa, and funding on Kaua'i for SMMH campus infrastructure work and individual facilities at the hospital.

Minakami also noted SB 2599, which provides Department of Accounting and General Services (DAGS) - Public Works Division with support for unique projects such as Aloha Stadium and funding for positions for a special projects branch. Gordon Wood of DAGS Public Works explained that the branch is initially intended to include three positions: a special project executive, senior project manager, and cost management specialist.

Wood explained that most Public Works projects are traditional design-bid-build projects, but the Division is increasingly involved in large, complex, non-traditional projects that require a different project delivery and management approach. The special projects branch is intended to build in-house capacity and reduce reliance on consultant services. He noted that some of these large, complex projects are TOD-related, such as Aloha Stadium, while others, such as the O'ahu Community Correctional Center relocation, may create future TOD opportunities when existing sites become available. Wood mentioned that release of funding for the new branch is tied to reporting requirements for the Stadium Authority and HCDA; discussions are underway on how to address those requirements.

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—Maui**

Lahaina Front Street Apartments. Cheryl Bellisario of HHFDC reported that the site originally included 141 affordable rental units and one manager's unit before it was largely destroyed in the August 2023 Lahaina wildfires. HHFDC was already the fee owner of the parcel at the time of the fire, and the original lessee surrendered the lease. HHFDC also acquired the small 60 Canoe Street parcel to incorporate into the redevelopment. The agency has partnered with HCDC/Highridge Costa as managing general partner and Hale Maha'olu as operating partner.

The redeveloped project is expected to include 19 garden-style walk-up buildings with 238 affordable rental units and two manager's units. The units will serve households earning 30 percent to 120 percent of area median income and will include studio, one-bedroom, and two-bedroom units. The project will also include 336 parking stalls, improved access from Front Street and Canoe Street, and an emergency driveway connection to the neighboring Hale Maha'olu Lahaina Surf site. HHFDC expects to seek HRS Chapter 201H exemptions and has

received a conditional award of approximately \$95.2 million in Community Development Block Grant-Disaster Recovery Fund (CDBG-DR) funds from the County of Maui Office of Recovery through U.S. Department of Housing and Urban Development (HUD). They will be submitting an application for Low-Income Housing Tax Credit (LIHTC) for the remaining amount in the next round.

8. **Announcements**

a. **10th Anniversary of Act 130, Session Laws of Hawai‘i (SLH) 2016; Hawai‘i Interagency Council for Transit-Oriented Development**

Evans announced that the TOD Council is approaching the 10-year anniversary of Act 130, Session Laws of Hawai‘i 2016, which established the Hawai‘i Interagency Council for Transit-Oriented Development. She noted that Governor David Ige signed SB 3077, CD1 into law in 2016 and that the first TOD Council meeting was held on September 6, 2016.

Evans stated that over the past decade, the TOD Council has helped bring together State agencies, the Counties, legislators, federal partners, community stakeholders, and development stakeholders to coordinate TOD planning, housing, infrastructure, and implementation efforts across Hawai‘i. She noted that TOD staff is planning a short program for the September TOD Council meeting to recognize this milestone and celebrate the collective efforts that have helped grow the TOD Program and TOD communities. Members were invited to contact Carl Miura or TOD staff with ideas for the September meeting.

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

- | | | |
|------|--|--|
| i. | July 17, 2026
(In-Person/Online) | Presentation: TBD
OZ 2.0 Market Activation Summit Recap (tentative)
SPEED Taskforce Update
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development |
| ii. | August 2026 | No Meeting |
| iii. | September 18, 2026
(In-Person/Online) | Presentation: TBD
10th Anniversary Program (TBD)
PRO Housing CFD Project
Report Out: TOD Council PIG Strat Plan Update/County TOD
areas (tentative)
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development |

Evans announced that the July 17, 2026 TOD Council meeting is expected to include a recap of the Opportunity Zones 2.0 Market Activation Summit and a presentation on an O‘ahuMPO housing and transportation planning integration workshop. TOD Strategic Plan Update Permitted Interaction Group (PIG) meeting is planned for July 17, in the afternoon following the Council meeting. More information will be provided, and Neighbor Island representatives traveling for the Council meeting are asked to stay for the afternoon PIG meeting.

c. **Other**

Plans for 2026 Hawai'i Congress of Planning Officials Conference (HCPO). In response to a question, Evans stated that none of the members of HCPO were able to co-sponsor a conference with the American Planning Association (APA) Hawai'i Chapter this year. APA Hawai'i Chapter is instead coordinating with the UH Department of Urban and Regional Planning and the School of Architecture on an expanded World Town Planning Day event, typically held in early November. Additional information will be available through the APA Hawai'i Chapter website.

9. **Adjournment**

There being no further business, the meeting was adjourned at 11:18 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/>.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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
East Kapolei	O-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Planning	2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband. TOD Project is still on hold: AGs working on Land Court issues; Red Lima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022. DHHL is planning approximately 400–500 multifamily units on 32.6 acres, targeting densities of 15–20 dwelling units per acre under Apartment Mixed-Use (AMX)-2 zoning. 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. Infrastructure needs are incorporated in the East Kapolei Infrastructure Implementation Master Plan.
	O-02	UH	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu University District	168	Planning	Awarded FY23 TOD Planning grant for Non-Campus Lands Development Feasibility Study. UH issued RFP to develop 35-acre parcel at the corner of Kualakai Parkway and Farrington Highway. The site is about 200 acres, so the buildout will be done in phases. UH is making a portion available on the makai side of the Keone'ae Station for a mixed-use development. Working with the School Facilities Agency and HHFDC on an RFP and planning further studies on a 10-acre parcel located makai of the recently constructed Ho'omohala Avenue or Road "B" (next to Keone'ae HART Station). UH and HCDA are continuing to coordinate efforts on Road B. UH is working with HCDA, and HHFDC to fund/develop onsite infrastructure for about 20 acres. The feasibility study contract has been signed and should be starting in August. Thirty-five million dollars was allocated to HCDA for the construction of Road D and Road H; UH is working with HHFDC to prepare a Request For Proposal (RFP) to solicit a developer to construct workforce housing on Parcel 4. This will provide a revenue stream for the UH-WO. HHFDC will provide \$5 million to support design and planning work. The UDP is incorporating the private film studio, parks, school, and roadway configurations. They are continuing to coordinate with the City DPP on the proposed zoning changes and preparing the draft UDP for submittal to UH-WO for review. UH selected Island Film Group in January 2024 to develop a private film studio and residential and commercial mixed-use hub on 34 acres of undeveloped land near the rail station at the corner of Kualakai Parkway and Farrington Highway. 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). Infrastructure needs are incorporated in the East Kapolei Infrastructure Implementation Master Plan.
	O-03	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu Long Range Development Plan	500	Planning	Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work started in 2022. UH is working on an update to the urban design plan and development feasibility study, which are funded through TOD CIP Planning funds.
	O-04	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu TOD Infrastructure		Planning	\$35M Legislative appropriation to HCDA for FY24. Work area includes Road D and H. Design-Build RFP was released December 2023. Selection in May 2024. Ongoing coordination between UH, HHFDC, and HCDA to get Phase 1 development going for infrastructure and multi-family rentals. HCDA started the procurement process on the \$35 million to build infrastructure for roadways. Infrastructure needs are incorporated in the East Kapolei Infrastructure Implementation Master Plan.
	O-05	UHWO	UH West Oahu, LCC, HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Planning	A market study is being conducted for student housing on a different parcel along Ho'omohala Avenue.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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
	O-06	DLNR	Keoneae (UHWO)	East Kapolei Master Development Plan	175	Planning	Contract awarded for preparation of EIS/NTP issued; initiating development of EISPN, update of market studies & master plan refinement. Awarded FY22 TOD Planning grant for preparation of urban design plan for TOD parcel. Master plan has been completed. EISPN published in October 2022. The draft EIS published in 2024. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. Conceptual design plan completed. It included alternative site plan layouts, architectural design themes and guidelines, architectural renderings, circulation plan, and public realm improvements to provide walkable, livable mixed-use development in proximity to the rail stations. Infrastructure needs are incorporated in the East Kapolei Infrastructure Implementation Master Plan.
	O-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million (SFA) for design and construction approved in 2023. This includes ground and site improvements, equipment and appurtenances.
	O-38	HDOT	Honouliuli (Hoopili)	Farrington Highway Widening	45	Design/Const	Three-lane highway with one shared turn lane; provides room for bike lane & pedestrian walkways & avoids relocation of utilities. The contract was awarded to Nan, Inc. and construction is scheduled to begin May 1, 2025. The completion date is 2027. The project will be completed over five phases in approximately two years, including reconstruction of the Kaloi Stream Bridge and Honouliuli Stream Bridge.
	O-40	HCDA	Kualakai (E Kapolei), Keoneae (UHWO), Honouliuli (Hoopili)	East Kapolei Neighborhood TOD Parking Infrastructure Plan	1500	Pre-Planning	Incorporated in TOD Strat Plan in Sept 2022. Parking needs to be evaluated in East Kapolei Infrastructure Implementation Master Plan Project.
	O-09	HHFDC/DAGS/D	Waipahu Transit	Waipahu Civic Center TOD Project	10	Pre-Planning	No change in status.
	O-10	HPHA	Waipahu Transit	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning	No change in status.
	O-11	UH-LCC	Leeward Comm	UH Leeward Community College TOD Master	50	Pre-Planning	No update.
	O-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	O-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning	EIS accepted Sept 2022. Project will be a design-build-operate-maintain-contract delivered as one integrated public-private partnership (P3) project. \$350 million in GO bond funding for CIP and \$50 million in general funds were approved in 2022. From the \$400 million appropriated, \$350 million will be provided to the NASED developer as a State contribution to the design and construction of the new stadium. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the stadium and development real estate portion. They need to generate own revenue to finance it. Navy Region Hawaii said development will have no impact on their operations. Aloha Halawa District Partners was approved in October 2024 as the preferred offeror. The project is expected to be completed by 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 06/19/2026)

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
	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.
Iwilei-Kapalama	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. 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.
	O-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Design	Kamehameha and Kaahumanu Homes awarded FY23 TOD CIP Planning Funds (\$350,000) for master planning for both properties, and it was fully utilized. Two projects combined in Nov 2022. Part of Ka Lei Momi Project. Ka'ahumanu Homes is fully entitled and moving toward permitting. Environmental clearances have been completed. It helped evaluate multimodal connections, and refine the site plan. The plan includes a central park, pedestrian pathways, bicycle connections, interior streets, ground-floor community and commercial spaces, and resident amenities. Kaahumanu Homes is located between two rail stations under construction and near schools, transit, and planned development. Upon full redevelopment, the site is expected to include more than 1,500 mixed-income homes across six buildings or phases. The units are fully entitled, NEPA review is nearly complete, the Section 106 memorandum of agreement is being finalized, and working drawings are underway.
	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. The 201H application was approved in November 2022. Construction expected to start in 2025. The first phase includes 304 units, including 65 Section 8 project-based voucher units. It is part of a 650-unit fully entitled master plan. HPHA and its development partner coordinated and funded relocation for approximately 60 families. The City invested \$150 million in the first phase.
	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 is the development partner. Had a groundbreaking in January 2024. The first phase is under construction and includes 250 units. It is part of an 800-unit fully entitled master plan. The first phase of the project is expected to be completed in 2026 and will serve seniors earning approximately 30 percent to 60 percent of area median income.
	O-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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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
	O-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Design/Const	State EIS completed; Identified as the highest priority in the Ka Lei Momi Project. Phase 1A includes 308 units and is fully financed. Phase 1B is expected to include 247 units and is seeking HHFDC financing. Together, these phases are part of a nearly 2,500-unit fully entitled master plan. Relocation for Phase 1A has been completed, and construction is expected to begin in 2026. Schultz also noted that HPHA projects require additional federal approvals, including HUD, Section 106, NEPA, Section 18, mixed-finance, and subsidy layering reviews.
	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.
	O-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	0.69	Completed	Completed 2020; 84 units fully occupied; 30-60% AMI; total dev cost \$51.39M.
	O-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	0.62	Completed	Completed 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.
	O-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)	1.5	Completed	Project completed; opening in May 2022; occupancy underway. Judiciary construction completed in 3rd quarter 2022. HHFDC executed a lease with the Judiciary to convey the Juvenile Service Center portion.
	O-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning	No change in status.
	O-32	CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan (multiple projs)	581	Pln/Des/Const	City-led I/K Needs Assessment & Traffic Study completed; City working with HHFDC on follow-up State Iwilei Infrastructure Master Plan, and OPSD on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dole Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project in planning. HCDA has a 25-kv powerline project underway to support Mayor Wright Housing and Liliha Civic Center. The contractor is evaluating different alignments with one possibility of going up Akepo Lane.
	O-42	CCH	Iwilei	Kuwili Station TOD Redevelopment Area Master Planning	20	Planning	Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for conceptual master planning for Kuwili Station area. The City awarded the contract for master planning to DTL in partnership with BDP Quadrangle of Toronto, Canada, Nippon Koei of Japan, and SSFM. Kick-off meeting held in November 2025.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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 of Honolulu	O-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	3	Design/Const	Land acquisition complete; EA, planning & design in process. SMA permit complete. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for construction.
	O-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Design	Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies. Waiting to hear on a Hawai'i Emergency Management Agency (HIEMA), Building Resilient Infrastructure and Communities (BRIC) grant application to help qualify for federal funding. City is reengaging with the Federal Emergency Management Agency (FEMA) on a grant application submitted several years ago. The funding will allow them to continue the design process and federalize the project.
	O-35	CCH	Chinatown	Chinatown Action Plan (multiple projs)		Design/Const	The 21 actions are in various stages of implementation. Kekaulike Mall Improvements EA & design complete; street repaving completed & bulbouts made permanent. Kekaulike Mall construction completed. Phase 2 expected start next.
	O-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan (multiple projs)		Pln/Des/Const	Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan.
	O-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Pln Complete	Master Plan completed. Some short-term and mid-term improvements under way.
	K-18	COK	Lihue	Lihue Town TOD Infill Development		Planning	Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for TOD multifamily housing study. The project is midway through its feasibility analysis. The team is contacting key developers and landowners to gauge interest in the building prototypes and capacities developed.
	K-17	COK/DPW	Eiwa St Transit Center & multiple stops	Lihue Wastewater Treatment Plant & Collection System Improvements		Planning	Incorporated in Strat Plan in Sept 2025. Project to identify and address needed improvements to Lihue Town's wastewater infrastructure to maintain and expand system and service capacity to support affordable housing and infill development in Lihue Town proper. Service area coincident to the Lihue Town TOD Infill Development area. Awarded FY26 TOD CIP Planning funds to conduct inspection & evaluation of collection system to identify improvements needed to ensure capacity for planned development in Lihue Town.
	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning	DAGS contract awarded to UHDCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area. 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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed	Construction of 134 units complete; all units leased.
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Design/Const	Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Potential Housing	197	Pre-Planning	Kauai CC is conducting a survey to identify the need and feasibility for housing. In 2025, received \$5 million for plans, design, and construction of on-campus housing for faculty, staff, and students. 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 06/19/2026)

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	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.
	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	Completed	Project funded (HTF/HOME/LIHTC/HMMF/RHFR); Ground breaking in February 2023. Hoping to complete the project this year. Needed some changes which meant additional permits.
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC	267	Pre-Planning	No update.
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student	36	Pre-Planning	No update.
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	Design	Awarded \$550,000 in FY21 TOD CIP Planning grant to support master planning, density analysis, TOD elements, and project coordination. 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. Lanakila Homes in Hilo is expected to provide approximately 250 units. Relocation was completed under an earlier public housing phase. NEPA review is complete and drawings are underway. HPHA anticipates submitting a financing application to HHFDC in 2027.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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-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.
	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.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 06/19/2026)

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
	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.
County of Maui	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiaaalu o Kukuia, formerly known as Keawe Street Apts at the Villages of Lealii, is under construction; estimated to be completed in 4th Quarter 2024. They are in contact with DHHL to do a joint project or convey the property to them. First tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management Administration's (FEMA) temporary housing project, Kilohana, at the end of October. HHFDC's Kaiāulu o Kūku'ia permanent housing project is scheduled to receive new tenants in December. This is the first permanent housing project to be made available to Lahaina fire survivors.
	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Proj Completed	Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard was the consultant. West Maui TOD Corridor Plan included a section on framework for resiliency and disaster recovery planning. Copy of the report has been shared with Maui Office of Recovery. Presented to the Maui MPO TAC and Policy Board in February 2024 and TOD Council in April 2024. Project completed March 2024.
	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	Kahikili 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. Kahikili Terrace was paused following the Maui wildfires, but HPHA is now evaluating a multi-phased approach.
	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