

Office of Planning & Sustainable Development

FY 2022-23 STATE TOD CIP PLANNING FUNDING OPPORTUNITY

Guidance for Proposals

The Office of Planning and Sustainable Development (OPSD) invites State and County agencies to submit proposals for funding of projects that facilitate coordinated and collaborative planning and implementation of TOD projects in the *State Strategic Plan for Transit-Oriented Development* (State TOD Strategic Plan), prepared for the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council).

Proposals are due by 4:30 p.m., Friday, August 26, 2022. Project funding requests should be in the range of \$100,000 to \$500,000.

Funding Authority

Act 248, Session Laws of Hawai'i 2022, Section 5, Item K.2 appropriates \$2 million in CIP funds to OPSD for State TOD planning and implementation statewide. The appropriation is intended to fund TOD planning grants for plans, feasibility and cost studies, and coordination of TOD projects, TOD public infrastructure requirements, and related environmental review documents for TOD projects in the State TOD Strategic Plan. Any unencumbered funds lapse on June 30, 2025.

Be advised that the release of CIP funds for project awards is subject to the approval of the State Department of Budget and Finance and the Governor.

TOD CIP Planning Fund Objectives

Planning funds are to be used for master planning and other planning studies, preparation of environmental review documents, and infrastructure assessment work for TOD projects and TOD infrastructure identified through State-County consultation, coordination, and collaboration and are aligned with shared TOD goals and objectives. Awards will be made to projects that advance State TOD objectives, including:

- Increase in mixed-income housing, including an increase in long-term or permanent affordable housing stock;
- Creation of mixed-use, dense, walkable, and equitable development with revenue potential to State agencies;
- Co-location of public agency services and facilities, including consideration of/inclusion of social infrastructure (e.g., school capacity) and one-stop shopping for public services;
- Efficient use of State land, resources, and investments in facility development;
- Increased resilience, sustainability, and energy efficiency of public facilities and reduction in energy and fossil fuel use in the transportation sector.

The awards are also intended to catalyze and seed TOD projects and initiatives that require interagency collaboration or new approaches to foster the creation of vibrant TOD

communities that offer affordable housing, job and business opportunities, and multi-modal transportation options for residents of those communities.

Project Selection and Implementation

OPSD is soliciting proposals from State and County agencies for project funding in the range of \$100,000 to \$500,000. There is no match requirement for awards, although demonstration of matching funds or budgeted funding commitments is encouraged.

OPSD will evaluate, rank, and select projects for funding. OPSD expects to select and inform agencies of awards on or before September 6, 2022, so that recipients are prepared to brief the TOD Council on their projects at the Council's September 9 meeting.

Funds will be transferred to the selected State and County recipients as follows:

- For State proposals, through an executed Memorandum of Agreement between OPSD and the State recipient that provides for the delegation of expending authority and transfer of funds to the recipient agency; and
- For County proposals, through an executed contract between OPSD and the County recipient that provides for the reimbursement of project expenses incurred by the County.

Recipients will be responsible for all required fiscal management and reporting as well as procurement and management of consulting services for conduct of the project. OPSD will serve in an advisory capacity as a member of the agency's project team during project implementation.

Funds must be encumbered or expended before June 30, 2025. Projects should be completed within 18-24 months of project initiation or a notice to proceed issued to the project contractor.

Minimum Requirements/Qualifications

- Applicant must be a State or County agency
- Project is incorporated in the State TOD Strategic Plan—refer to guidance later regarding new project proposals not in the Plan
- Alignment with State and County directed growth policies and plans

Schedule/Timeline

Dates	Activity
Friday, July 15, 2022	FY23 Guidance for Proposals issued, call for proposals
July 21-25, 2022	Deadline for Counties to identify pre-application informational meeting dates and times
July 25 – August 5, 2022	Pre-Application County Informational Meetings with State and County agencies, <i>to be conducted via Zoom</i>
Friday, August 26, 2022, 4:30 p.m.	Proposals due to OPSD
Friday, September 9, 2022	TOD Council action of any new projects for inclusion in State TOD Strategic Plan OPSD announcement of projects selected for awards
<i>Approximate timeframes:</i> October – December 2022	<i>OPSD/State recipients request release of funds from the Governor; OPSD contracts with County recipients</i>
January – April 2023	<i>Agency consultant procurement and contract</i>
May 2023 – June 2025	<i>Agency project implementation</i>

Proposal Content (not to exceed 10 pages, not including maps or attachments)

- Project Title
- Project Sponsor/Agency and Point of Contact Information
- Location, Tax Map Key(s), Land Area
- Description of Project and Project Objectives
- Purpose/Need for Project
(Proposal should discuss: (1) alignment with TOD and other directed growth and regional/place-based plans/objectives, and (2) any prior studies, work performed, or resources expended on the project)
- Project Organization and Stakeholder Engagement
- Scope of Work with Tasks and Schedule
- Project Proposal Budget by Tasks and Total Project Budget (if other resources/funds will be used)
- Project Work Products/Deliverables
- Supporting maps, graphics, reports

Submittal Information

Proposals due	August 26, 2022, 4:30 p.m. HST
Submit proposal via email to OPSD	dbedt.op.lud@hawaii.gov
Email Subject Line	Proposal for FY23 TOD CIP Funding, Agency Acronym, Project Name, Island/Location
Proposal file format	Unprotected PDF

Evaluation and Selection Criteria

Keep in mind that the TOD Planning funds are intended to leverage or use State facilities and land for TOD, as well as to assist projects with high TOD potential or public benefit in moving forward or creating support for project implementation. Applicants may want to consider the extent to which their proposal:

- Will promote State-County collaboration and alignment of TOD efforts;
- Has potential for or could have a catalytic impact for advancing State TOD;
- Promotes multi-agency collaboration for project implementation; and/or
- Serves a high-priority agency need in a TOD area.

Proposals are evaluated, scored, and ranked using the criteria that follow. Please refer to the evaluation criteria to assist in prioritizing and justifying projects for which funding will be sought.

Evaluation Criteria

Public/Community Benefit	40 pts
<ul style="list-style-type: none"> • Proximity to station/transit node & commercial center with scheduled public transportation service • Mixed-use dense, walkable development: co-location of public facilities/services, economic opportunities, access to basic goods & services, community amenities & housing • Job and business creation and industry expansion • Provision of affordable/rental housing--prefer greater percentage of lowest AMI units, long-term/permanent affordability • Access to social infrastructure: schools, services, etc. • Multi-modal transportation options & intermodal connectivity, accessibility • Sustainable development / green building / climate change / resiliency factors • Improvement of public realm, streetscapes 	
Agency/Project Readiness	20 pts
<ul style="list-style-type: none"> • Site availability (no/few lease/uses/deed restriction issues) • Status of project planning (advanced) • Development partners/partnership (identified/formed) • Financial resources/tools available, being secured/secured (including location in improvement district/OZ, etc.) • Market readiness in area / development timing • Serves agency mission & provides public benefits (see above) 	

Catalytic Impact**15 pts**

- Expansion of infrastructure & service capacity for area-wide development/redevelopment
- Advancement of priority State redevelopment/development objectives in neighborhood/region (mixed-use/mission-serving communities on State lands or growth/revitalization interests)
- Alignment with county plans / county catalytic projects/investments in TOD, smart growth

Site Considerations**25 pts**

- Connectivity to station/transit node with scheduled public transportation service
- Development potential: site access, parcel size/configuration, compatibility w/ adjacent land uses
- County Plan land use designation & zoning (entitlements)
- Site constraints/conditions: environmental, hazards, cultural/archaeological, regulatory overlays
- Infrastructure capacity

Funds will be awarded to the highest-ranked proposals as available funds allow. OPSD reserves the right to adjust award amounts based on the number of proposals received and the amount of funding requested.

Projects not Included in State TOD Strategic Plan

In accordance with the appropriation description, projects must be included in the *State Strategic Plan for Transit-Oriented Development* to receive TOD CIP planning funds. New project proposals may be submitted for evaluation and selection for funding. However, any project not in the State TOD Strategic Plan that is proposed for funding will need to be approved for inclusion in the Strategic Plan by the TOD Council at the Council's September 9, 2022 meeting for the project to receive funds. Agencies must complete and submit a TOD Project Fact Sheet and Narrative (see attached template) for new projects seeking TOD Council approval. Agencies are encouraged to submit the Project Fact Sheet and Narrative with their proposals. Agencies must submit the completed Fact Sheet and Narrative to OPSD no later than 4:30 p.m., Tuesday, September 6, 2022 for inclusion in the meeting materials for the September 9 TOD Council meeting.

Please refer to the attached list for projects currently included in the State TOD Strategic Plan. The Strategic Plan is available for reference at the following link, https://files.hawaii.gov/dbedt/op/lud/20220425%20TOD%20Strat%20Plan/TODStratPlan_Aug2018_Current.pdf.

Contact Information

Please contact Carl Miura, carl.y.miura@hawaii.gov, or Ruby Edwards, ruby.m.edwards@hawaii.gov, OPSD, with any questions regarding this call for proposals.

- Attachments:**
- A. State and County TOD Projects, State TOD Strategic Plan
 - B. TOD Project Fact Sheet and Narrative Template

Attachment A. State and County TOD Projects, State TOD Strategic Plan

	Project ID	Agency	TOD Station/Area	Project	Area (Acres)	Status
East Kapolei	0-01	DHHL	East Kapolei/Kualakai	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Planning
	0-02	UHOW	East Kapolei/Kualakai, UHOW/Keoneae	UH West Oahu University District	168	Planning
	0-03	UHOW	East Kapolei/Kualakai, UHOW/Keoneae	UH West Oahu Long Range Development Plan	500	Planning
	0-04	UHOW	East Kapolei/Kualakai, UHOW/Keoneae	UH West Oahu TOD Infrastructure		Pre-Planning
	0-05	UHOW	UHOW/Keoneae, LCC/Halaalani,	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Pre-Planning
	0-06	DLNR	UH West Oahu/Keoneae	East Kapolei Master Development Plan	175	Planning
	0-07	DOE	Hoopili/Honouliuli	East Kapolei High School	45	Planning
	0-38	HDOT	UHOW/Keoneae, Hoopili/Honouliuli	Farrington Highway Widening	45	Des/Construction
	0-08	HPHA	West Loch/Hoaeae	Waipahu I and Waipahu II Redevelopment	1	Pre-Planning
	0-09	HHFDC/DAGS	Waipahu Transit Center/Pouhala	Waipahu Civic Center TOD Project	10	Pre-Planning
	0-10	HPHA	Waipahu Transit Center/Pouhala	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning
	0-11	UH-LCC	Leeward Comm College/Halaalani	UH Leeward Community College TOD Master Plan	50	Pre-Planning
	0-12	HPHA	Pearl Highlands/Waiawa	Hale Laulima Homes	4	Pre-Planning
Halawa	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASSED)	99	Planning
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	12	Planning
	0-15	DHHL	Lagoon Drive/Ahua, Middle St/Kahauilki	Moanalua Kai Conceptual Plan	14	Pre-Planning
	0-16	PSD/DAGS	Middle St/Kahauiki, Kalihi/Mokauea	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Pre-Planning
	0-17	HPHA	Kalihi/Mokauea	Kamehameha Homes	16	Pre-Planning
	0-18	HPHA	Kalihi/Mokauea	Kaahumanu Homes	7	Pre-Planning
Iwilei-Kapalama	0-19	DHHL	Kapalama/Niuhelewai	Kapalama Project Conceptual Plan	5	Pre-Planning
	0-20	UH HCC	Kapalama/Niuhelewai	UH Honolulu Community College TOD Study	23	Pre-Planning
	0-21	HPHA	Kapalama/Niuhelewai	School Street Administrative Offices Redevelopment	12	Plan/Design
	0-39	HHFDC	Kapalama/Niuhelewai, Iwilei/Kuwili	State Iwilei Infrastructure Master Plan	34	Planning
	0-22	HPHA	Iwilei/Kuwili	Mayor Wright Homes Redevelopment	15	Planning
	0-23	HHFDC/DAGS	Iwilei/Kuwili	Liliha Civic Center Mixed-Use Project	4	Planning
	0-24	HPHA	Iwilei/Kuwili	Kalanihua Homes	2	Pre-Planning

	Project ID	Agency	TOD Station/Area	Project	Area (Acres)	Status
	0-25	HHFDC	Kakaako/Kukuluaeo	690 Pohukaina	2	Planning
	0-26	DOE/HHFDC	Kakaako/Kukuluaeo	Pohukaina Elementary School	2	Planning
	0-27	HCDA	Kakaako/Kukuluaeo, Civic Center/Kaakaukui	Nohona Hale	0.24	Completed
	0-28	HCDA	Kakaako/Kukuluaeo	Ola Ka Ilima Artspace Lofts	0.69	Completed
	0-29	HCDA	Ala Moana/Kalia	Hale Kewalo Affordable Housing	0.62	Completed
	0-30	HHFDC/JUD	Ala Moana/Kalia	Alder Street Affordable Rental Housing/Juvenile Service Center	1.5	Construction
	0-31	HPHA	Ala Moana/Kalia	Makua Alii & Paoakalani	9	Pre-Planning
City & County of Honolulu	0-32	CCH	Iwilei/Kuwili, Kapalama/Niuhelewai	Iwilei-Kapalama Infrastructure Master Plan	581	Planning
	0-33	CCH	Pearlridge/Kaluaao	Pearlridge Bus Center/TOD Project	3	Plan/Design
	0-34	CCH	Kapalama/Niuhelewai	Kapalama Canal Catalytic Project/Linear Park	19	Design
	0-35	CCH	Chinatown/Kuloloia	Chinatown Action Plan		EA/Design
	0-36	CCH	Waipahu Transit Center/Pouhala	Waipahu Town Action Plan		Planning
	0-37	CCH	Kakaako/Kukuluaeo	Blaisdell Center Master Plan	22	Planning
County of Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning
	K-02	COK/KHA	Lihue	Pua Loke Affordable Housing	2	Construction
	K-14	COK	Lihue	Lihue Civic Center Redevelopment		Planning
	K-15	COK	Lihue	Lihue Civic Center Mobility Plan		Planning
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Construction
	K-05	UH KCC	Puhi	UH Kauai Community College LRD/Student Housing	197	Pre-Planning
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning
	K-07	COK/DPW	Hanapepe	Hanapepe Complete Streets Improvements		Design
	K-08	HHSC/COK	Kapaa	Mahelona State Hospital/TOD Master Plan	34	Planning
	K-09	COK/DPW	Mahelona	Kawaihau/Hawaala/Mailihuna Rd Complete Streets/Safety Improvements		Construction
	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects		Plan/Design
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Planning
K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle		Planning	
K-13	COK/PD	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	34	Planning	

	Project ID	Agency	TOD Station/Area	Project	Area (Acres)	Status
County of Hawaii	H-02	COH	Keaau	Keaau Public Wastewater System		Planning
	H-13	COH	Pahoa	Pahoa Transit Hub		Planning
	H-03	COH	Hilo	Prince Kuhio Plaza Affordable Housing	7	Pre-Planning
	H-04	COH	Hilo	Prince Kuhio Plaza Transit Hub	7	Pre-Planning
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	7	Construction
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC Komohana Campus	267	Pre-Planning
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student Housing	36	Pre-Planning
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements		Planning
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Des/Constr
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Pre-Planning
H-12	HHFDC/COH	North Kona	Kukuioia & Village 9 Affordable Housing	36	Plan/Des/Constr	
County of Maui	M-01	HHFDC/COM	Lahaina	Villages of Lealii Affordable Housing	1033	Plan/Design
	M-06	COM	West Maui	West Maui TOD Corridor Plan		Planning
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (fka Kane St AH)	6	Planning
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction
	M-04	DAGS/HHFDC	Wailuku	Wailuku Courthouse Expansion	3	Plan/Design
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Pre-Planning
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Planning
	M-08	COM	South Maui/Kihei	South Maui TOD Corridor Plan		Pre-Planning

AGENCY TOD Project Fact Sheet		Proj ID 12-Jul-22		
1	Agency			
2	Transit Station/Bus Stop			
3	Project Name			
4	Street Address			
5	Tax Map Key/s	#-#-###: ###		
		#-#-###: ###		
		#-#-###: ###		
6	Land Area (acres)			
7	Zoning			
8	Fee Owner			
9	Lessee/s			
10	Current Uses			
11	Encumbrances (if any)			
12	Summary Project Description			
13	Site Constraints (infrastructure, arch/hist sites, etc.)			
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
15	Project Status			
16	Consultant/ Contractor/Developer			
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)			
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

PROJECT TITLE

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