

County of Hawai'i TOD/Housing/ Growth Strategy



Zendo Kern

Director, County of Hawai'i Department of Planning

Zendo serves as the County of Hawai'i Planning Director under the Roth administration. Born and raised on Hawai'i Island, Zendo Kern has spent over twenty years in the development, land use planning, and public sector. He served as a former County Council member, former Chairman of the County Council Planning Committee, former Chairman of the County Council Environmental Management Committee, former Chairman of the Windward Planning Commission, and a former member of the County Water Board. In 2007, Zendo won the Small Business Association Young Entrepreneur Award.



Harry Yada

Deputy Director, County of Hawai'i Office of Housing and Community Development

After retiring from the University of Hawai'i at Hilo in 2016 and 5 years of retirement, Harry accepted his current position as the Assistant Administrator for the County of Hawai'i, Office of Housing and Community Development. He has over 30 years of experience in real estate development and property management in both the private and public sectors. He held positions with the State of Hawai'i, Department of Land and Natural Resources, Land Division, as a Land Agent and District Land Agent for the Big Island. He joined the County of Hawai'i and established a new Property Management function within the Department of Finance and was responsible for the initial establishment of the Public Access, Open Space, and Natural Resources Preservation Program. He was also the Director of Real Property with the University of Hawai'i at Hilo until his retirement. He is a graduate of the University of Hawai'i at Hilo with a Bachelor's in Business Administration and a Bachelor's in Physics.



John Andoh

Administrator and General Manager, County of Hawai'i Mass Transit Agency

John has a strong passion for public transportation and has been working in the public transit industry since age 13, working as an intern at the Santa Clara Valley Transportation Authority in San Jose, CA. He first became a transit manager at the Riverbank-Oakdale Transit Authority working for a Board of Directors and implementing an intercity transit service and has run many systems since. He began leading the County of Hawai'i Mass Transit Agency in June of 2021 and previously was the Executive Director and CEO at The COMET in Columbia, SC. Andoh has overseen the preparation of short- and long-range transit plans and strategic plans for the transit systems he has managed. John has a robust understanding of Federal Transit Administration (FTA) grants, funding programs, and compliance including obtaining direct recipient status from the FTA and preparation of compliance documents. He has managed many small urban and rural transit systems, as well as implemented transformational processes to make them efficient and progressive.

HAWAI'I COUNTY TRANSIT ORIENTED DEVELOPMENT PLANNING

Zendo Kern, Planning Department

Harry Yada, Office of Housing & Community Development

John Andoh, Mass Transit Authority



COUNTY OVERVIEW - AFFORDABLE HOUSING - TRANSIT - ANE KEOHOKĀLOLE PILOT

OVERVIEW

ACTIVE TOD PROJECT IN STRATEGIC PLAN

Housing:

- H-11 Kamakana
- H-10 Ulu Wini
- H-05 Ka Hiu Na Koa O Kawili

Transit:

- H-09 Kailua-Kona Hub
- H-13 Pahoa Hub/Library

DEM Wastewater:

- H-02 Keaau Public Wastewater System.

OVERALL COUNTY CHALLENGES

- Infrastructure costs
- Water Availability
- Construction & Housing costs
- COH lack of revenue/funding
- Mass Transit use is on the rise be could be handicapped by roadway infrastructure and lack of complete streets
- Large island area, low density, distance between urban centers



GENERAL PLAN COMPREHENSIVE REVIEW

- TOD Policies in Land Use & Transportation Sections
- Establish Urban Growth Boundaries
- Define Infrastructure Priority Areas
- Focus Development & Infill in Urban Core Areas
- Infrastructure Policies to support TOD growth.

Chapter 1: Sustainable Development and Resilient Communities

Standards

****DRAFT****

Table 1 Transit Oriented Development Land Use Standards

TRANSIT ORIENTED DEVELOPMENT (TOD)	
Service Area Population	20,000-50,000 residents
Approximate Commercial Land Area	More than 30 acres
Example Locations	Keaau, Downtown Hilo, Honokaa, Waimea, Kailua Village, Kealakekua, Naalehu
GP Land Use	High Density Urban
Density	Min 36 Max 60 DU/Acre
Typical Uses	Mixed uses and higher density residential, multi-family residential, retail, commercial, light industrial uses, regional shopping centers with full size department stores and full range of merchandise and services ^{108, 109} ; theater; outdoor events area.
Compatible Zoning	RM, RCX, V, CDH
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to highway; 5-minute walking radius (1/4 mile); complete streets, multimodal transport, active living corridors; transit hub
Utility Infrastructure	Public Water Public Wastewater Broadband Green Infrastructure
Services	Regional Park; schools (all grades); community hall elderly or other special needs housing; medical facility with emergency room; police and fire station
Character	Vernacular architecture that respects the historic context and scale of community, usually subject to design criteria Urban Grid Street Network Limited Driveway Access On-Street Parking Public Off-Street Parking Street Trees + Sidewalks ¹¹⁰

COUNTY CODE REVIEW & UPDATE

- Chapter 23 Subdivision (1983) & Chapter 25 Zoning (1996)
- Best Land Use Practices, Eliminate Conflicts, User Friendly
- Update Uses, Densities, & Roadway Design
- Encourage TOD & Mixed-Use Development
- Facilitate Affordable Housing Development



Visit the project website

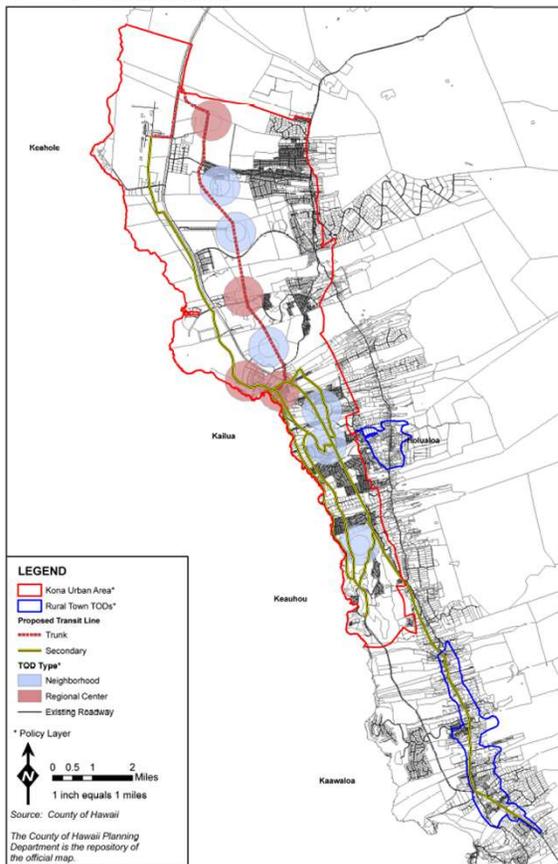
COHcodeupdate.com

Learn more about the project and upcoming engagement opportunities



COMMUNITY DEVELOPMENT PLANS

Figure 4-7 Official Kona Land Use Map



- All support transit development and transit connection to major employment centers.
- All support Complete Streets Principles to create walkable and bikeable TODs
- Kona CDP is the most progressive, outlines TOD & TND nodes that coincide with Growth Opportunity Areas within the Kona Urban Area. Example:
 - Policy TRAN-1.2: Trunk Line. The new Keohokālole Highway (Mid-Level Road) shall function as the trunk transit route connecting Kailua Village with the airport, along which transit-oriented developments (TODs) will be located. As the trunk transit route, there should be future allowance for a dedicated transit-way within the right-of-way. The time interval between vehicles moving in the same direction on the same route should be of the lowest amount (see Figure 4-2a). Subject to consultation with the Mass Transit Agency, developments along this trunk line should, as a condition of approval for rezoning, design roadways to accommodate bus stops and transit stops that are not in the right of way, and set-aside land area for bus transit shelters



OPPORTUNITIES TO PROVIDE AFFORDABLE HOUSING THROUGH TRANSIT-ORIENTED DEVELOPMENT

HAWAI'I COUNTY

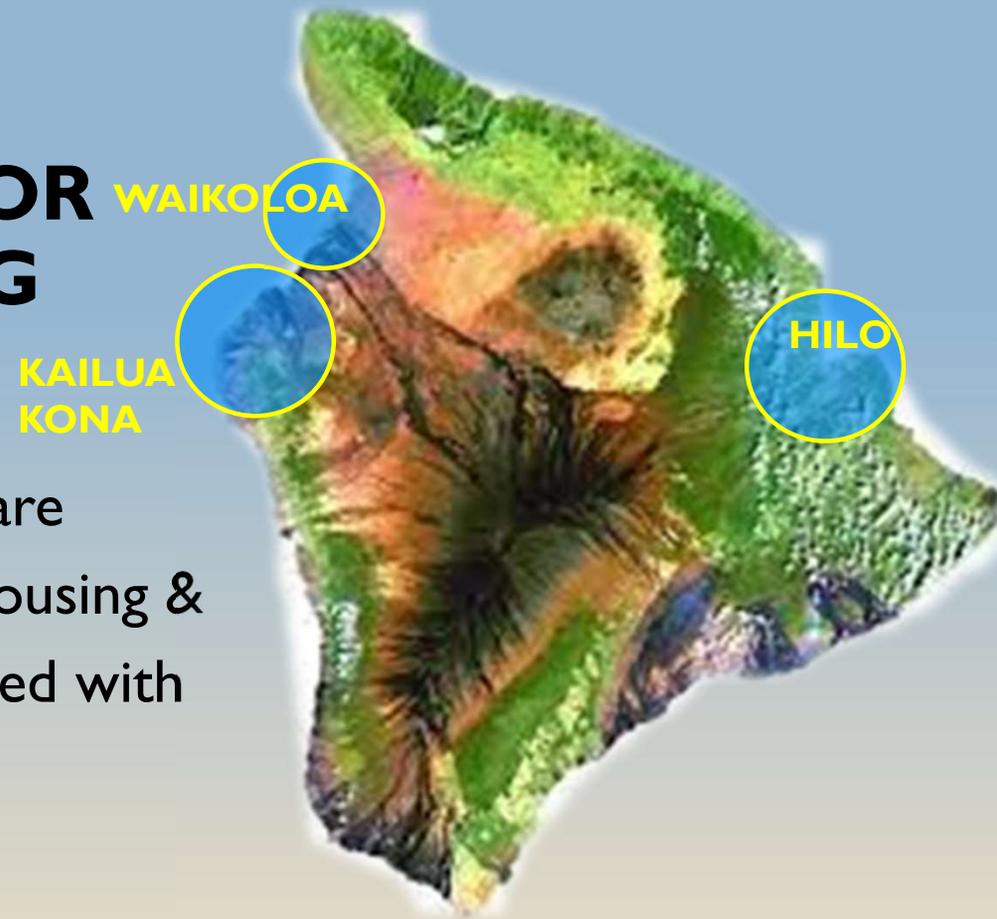
Prepared by:
Office of Housing and Community Development



HAWAI'I COUNTY TOD CENTERS TARGETED FOR AFFORDABLE HOUSING

VISION

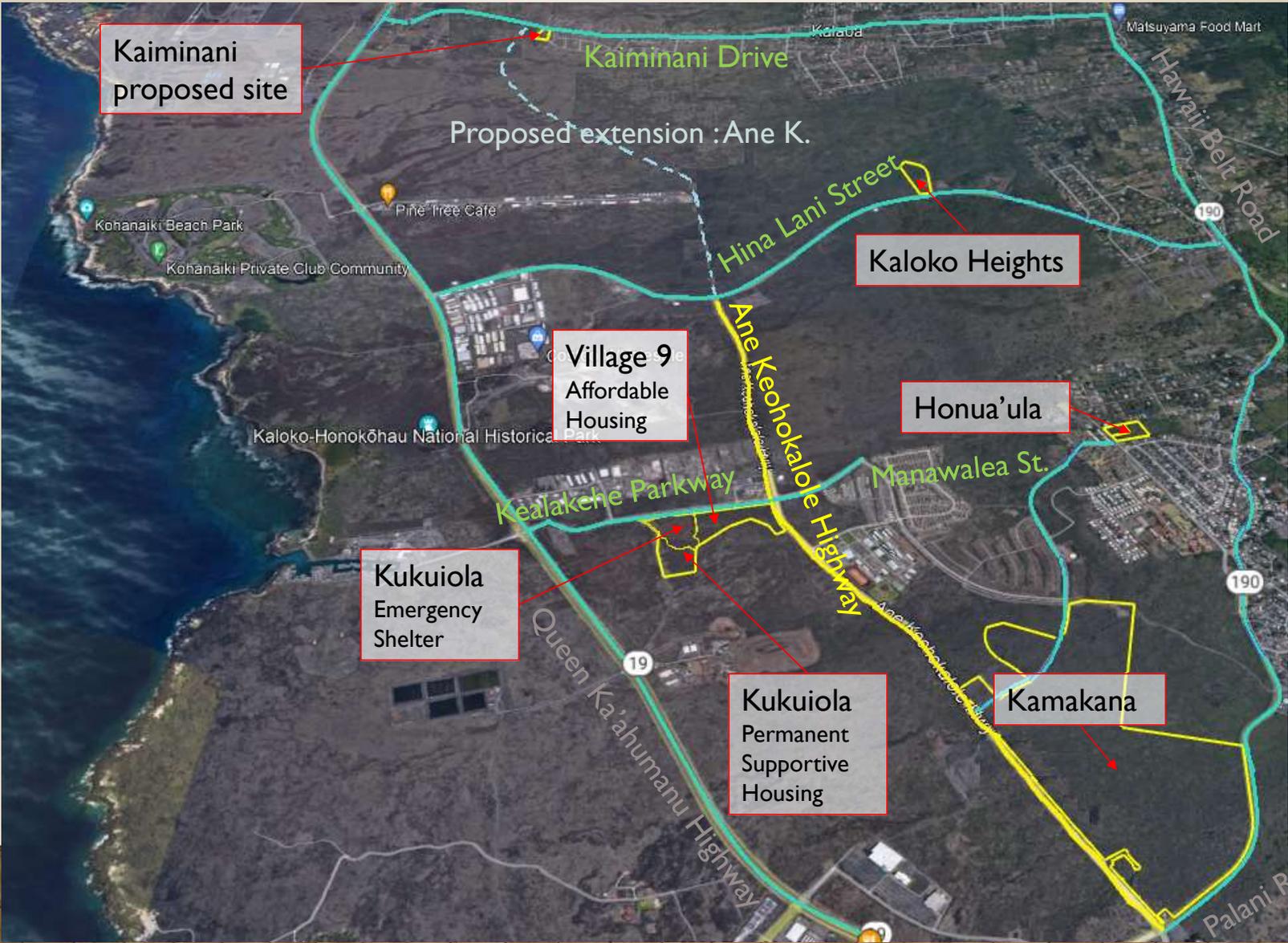
- State and County properties/facilities are anchors for investment in affordable housing & livable, complete communities integrated with public transportation.





Ane Keohokalole Highway TOD PROJECTS





Kaiminani proposed site

Kaiminani Drive

Proposed extension : Ane K.

Hina Lani Street

Kaloko Heights

Hawaii Belt Road

Village 9 Affordable Housing

Honua'ula

Kealakehe Parkway

Manawalea St.

Kukuiola Emergency Shelter

Kukuiola Permanent Supportive Housing

Kamakana

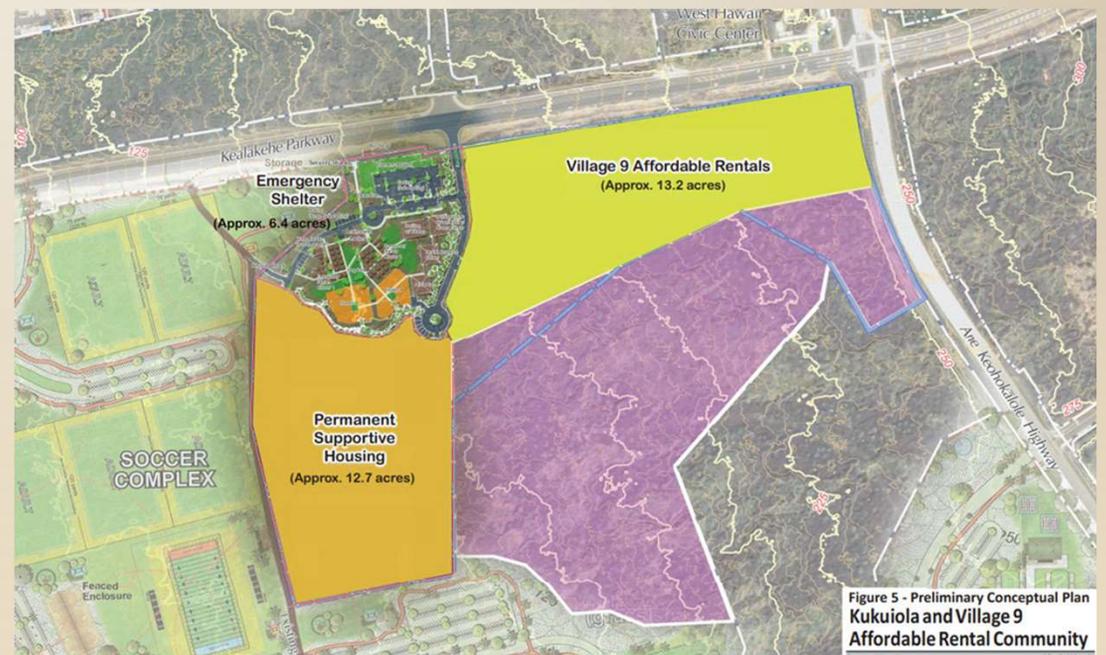
Queen Ka'ahumanu Highway

Palani Road

KEALAKEHE PARKWAY & ANE KEOHOKALOLE HIGHWAY INTERSECTION

Three Housing Projects Planned:

- Village 9 Affordable Rentals (HHFDC)
- Kukuiola Emergency Shelter (County)
- Kukuiola Permanent Supportive Housing (County)

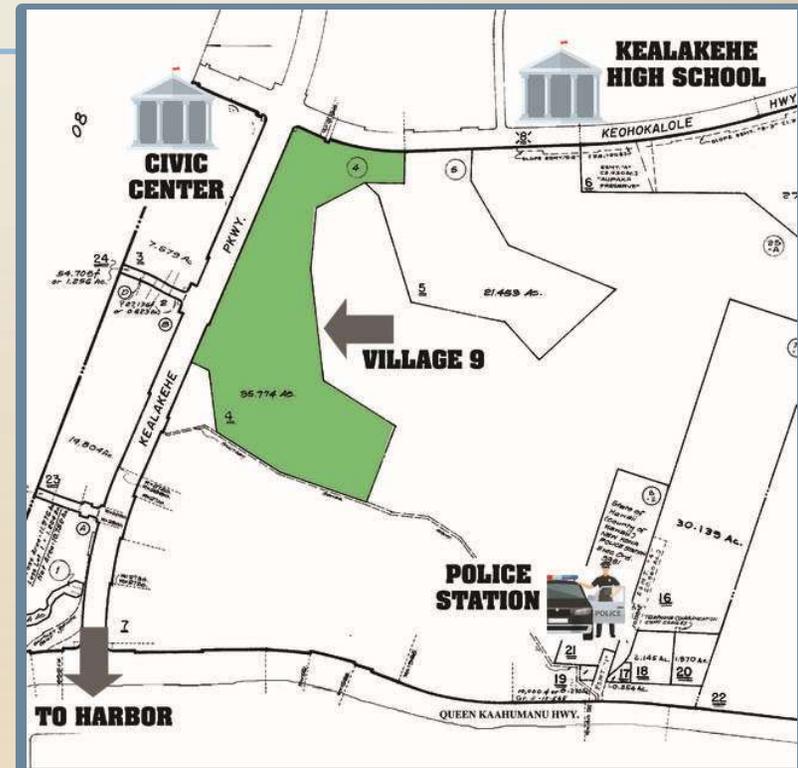


VILLAGE 9 AFFORDABLE RENTALS

KAILUA-KONA (KEALAKEHE PARKWAY)

PRE-CONSTRUCTION

- Project Status: Pre-Construction – grading permits approved. Completing EA/NEPA.
- Income Group Served: Households at or below 60% AMI
- Type: Affordable rentals
- School District: Kealakehe Complex
- Funding: State DURF
- Developer: HHFDC

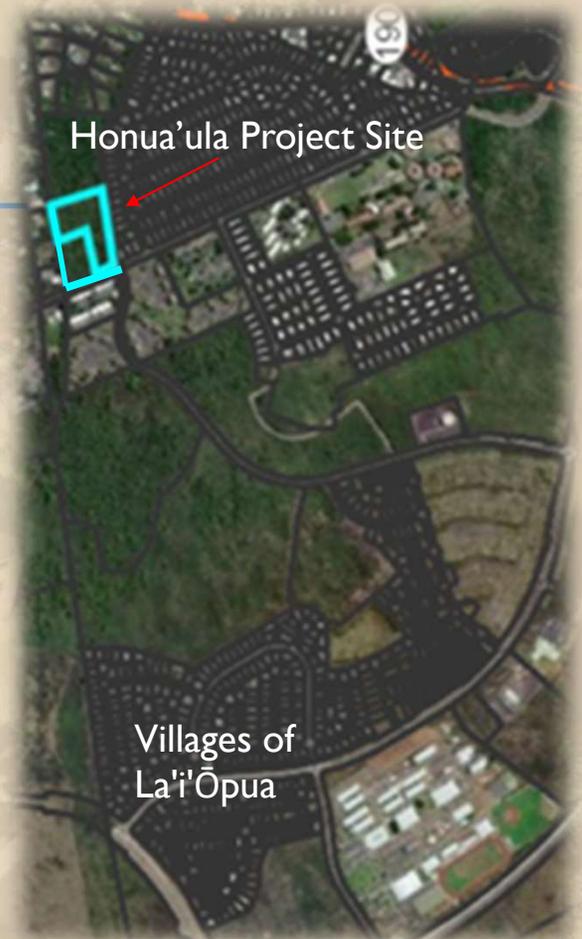


HŌNUA'ULA LIVING COMMUNITY

KAILUA-KONA (LOCATED IN UPPER KEALAKEHE AREA)

PRE-CONSTRUCTION

- Project Status: Building permits by Nov. 2022. Archeology and data recovery preservation plan est. complete by Oct 2022 for SHPD approval.
- Income Groups Served: 105 units at 30-60% AMI
- Type: Family units
- Unit Mix: 1,2,3 and 4-Bedroom Apts.
- School District: Kealakehe School complex
- Funding: USDA, PBV's, LIHTC, State bonds
- Developer: Mirein Consultants

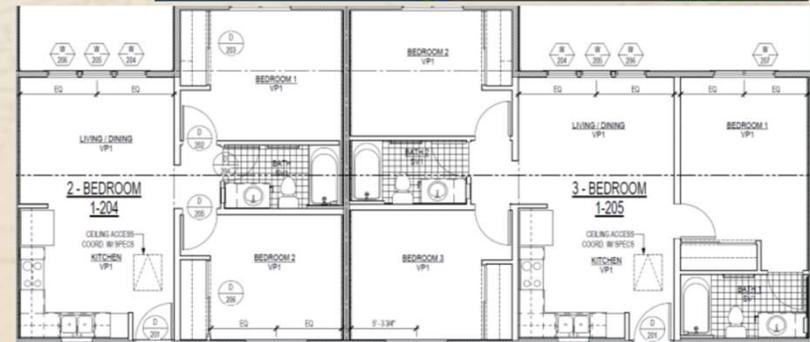
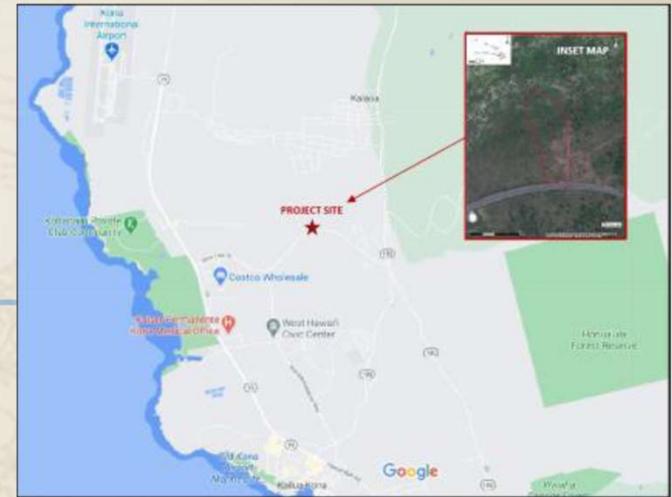


KALOKO HEIGHTS

KAILUA-KONA (73-4577 HINA LANI STREET)

PRE-CONSTRUCTION

- Project Status: Project has plan approval and building permits pending. Awaiting final SHPD approval for archeological site fencing. Anticipating bond closing in December and expect to begin construction in 2023.
- Income Group Served: 99 units at 30-60% AMI
- Type: Family Rentals + 1 unit for Resident Manager
- School District: Kealakehe School Complex
- Funding: HOME Funding, Housing Trust Fund, PBV's, and LIHTC
- Developer: Hawai'i Island Community Development Corporation (HICDC)



KAMAKANA VILLAGES

KAILUA KONA - ANE KEOHOKALO LE HIGHWAY ACROSS FROM LEI OHANA/LEI KUPUNA PLANNING

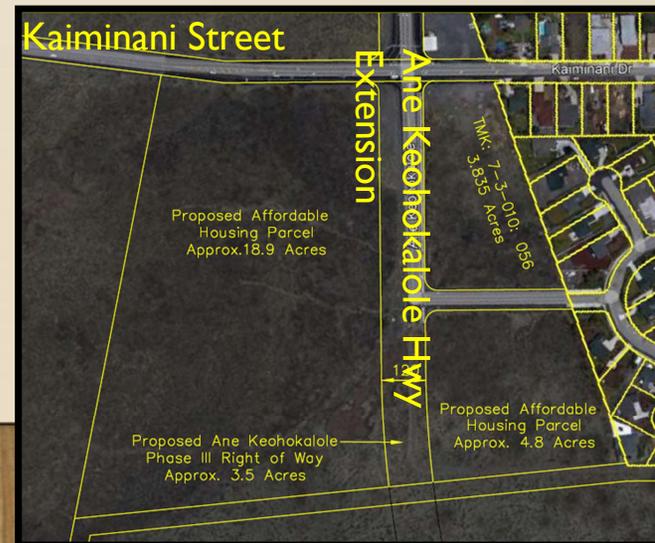
- Project Status: Waiting for a potable water well to be drilled
- Income Groups Served: up to 80%
- Type: For Sale Homes, and Multi-family Rental Units
- Unit Mix: ~ 750 affordable units
- School Complex: Kealakehe School complex
- Funding: State and Private
- Developer: Stanford Carr Development/HHFDC



KAIMINANI STREET

KAILUA KONA - PROPOSED ANE KEOKALOLE HWY EXTENSION PLANNING

- Project Status: Awaiting EO from State
- Income Groups Served: up to 80% AMI
- Type: Multi-family Rental, Single family
- Unit Mix: TBD
- School Complex: Kealakehe School Complex
- Funding: State land EO to County of Hawaii
- Developer: State Land, County Project





WAIKOLOA TOD PROJECTS



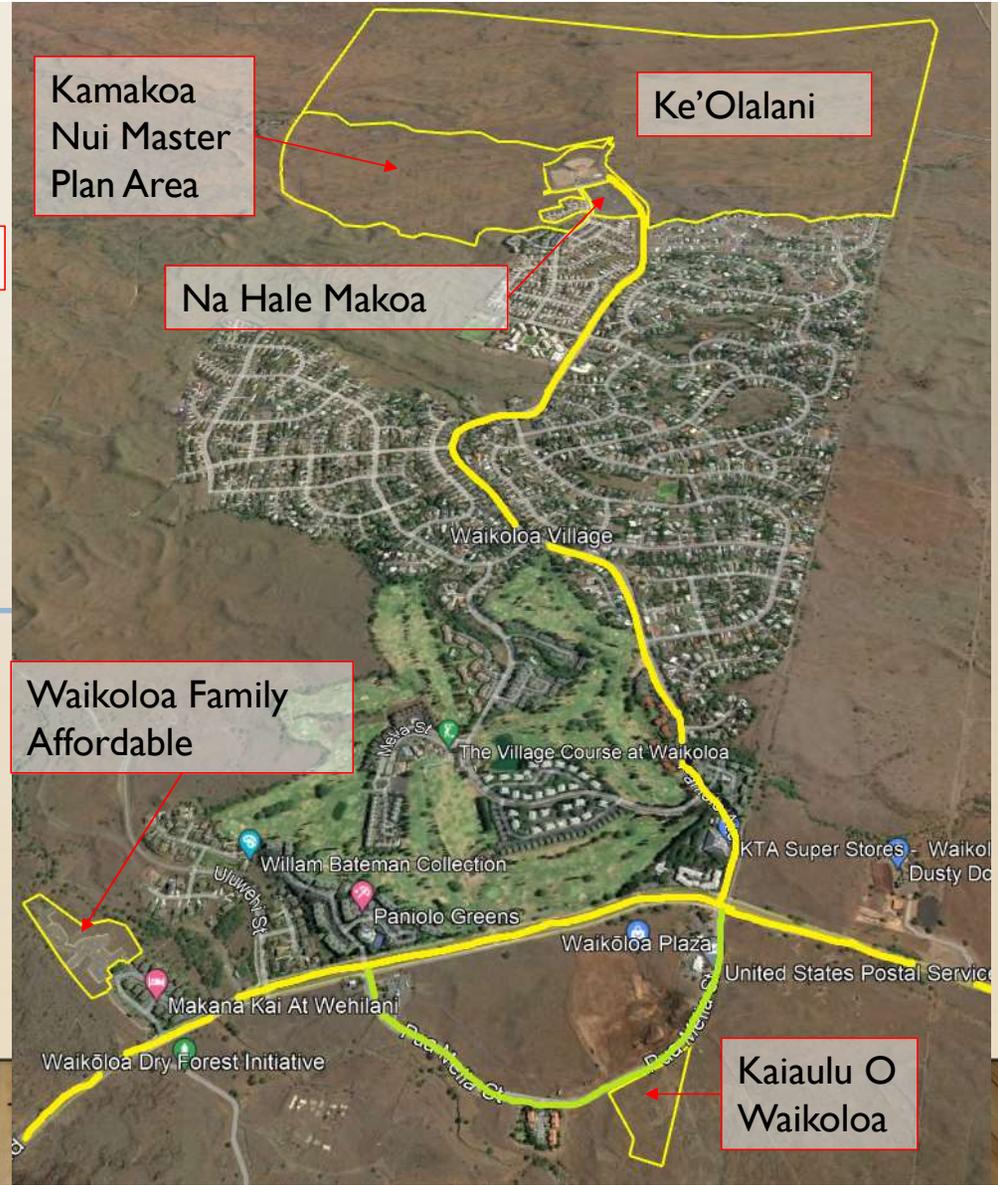
WAIKOLOA TOD - Five Affordable Housing Projects

Kamakoa Nui Master Plan Area Na Hale Makoa Keolalani



Waikoloa Family Affordable

Kaiulu O Waikoloa



Waikoloa Family Affordable

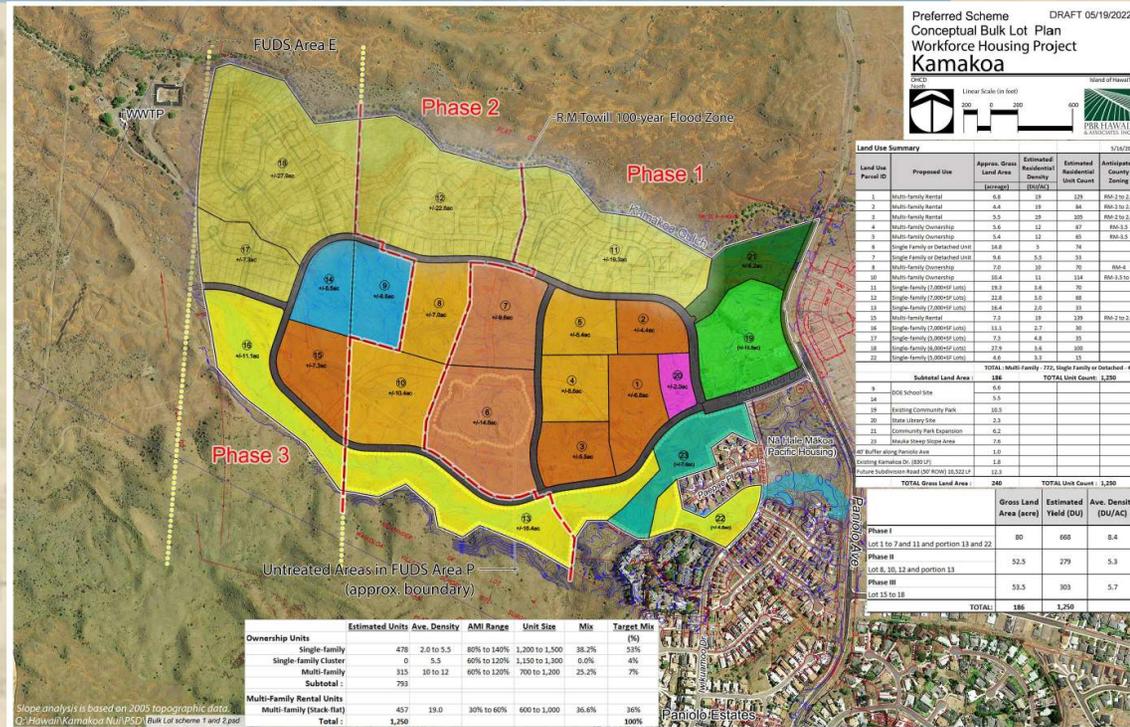
Kaiulu O Waikoloa

KAMAKOA NUI MULTI-FAMILY MASTER PLAN

WAIKOLOA (KAMAKOA DRIVE)

DESIGN & PLANNING

- **Project Status:** Subdivision complete; infrastructure design will begin Dec. 2022. The state Library lease being negotiated.
- **Income Groups Served:** 658 units at 30%-140% AMI
- **Type:** Single Family and Multi-family homes
- **Unit Mix:** 1,2-, and 3-Bedroom Rentals & For-Sale
- **School District:** Waikoloa Elementary, Kealahou High
- **Funding:** County of Hawai'i (land/infrastructure),
- **Developer:** Office of Housing & Community Development



NĀ HALE MĀKOĀ: KAMAKOĀ NUI MULTI-FAMILY

WAIKOLOA (KAMAKOĀ DRIVE)

DESIGN & PLANNING

- Project Status: Permits to be submitted in October 2022; Re-applying for LIHTC funds February 2023.
- Income Groups Served: 139 Units at 30%-140% AMI
- Type: Family Rentals + 1 Resident Manager
- Unit Mix: 1,2-, and 3-Bedroom Rentals
- School District: Waikoloa Elementary, Kealakehe High
- Funding: County of Hawai`i (land/infrastructure), LIHTC pending, PBV
- Developer: Pacific Housing Assistance Corp, OHCD



HO'OMALU AT WAIKOLOA

WAIKOLOA BEACH RESORT (WORKFORCE HOUSING)

DESIGN & PLANNING

- Project Status: 201H application to go before council in November 2022. The developer will need approval before LIHTC submission in February 2023.
- Income Group Served: 229 units at 30%-100%AMI
- Type: Family Rentals
- Unit Mix: 30 – 1 Bedroom, 169 - 2-Bedroom, 30 - 3 Bedroom
- School District: Waikoloa Elementary, Kealakehe Highschool
- Funding: Private Hula Mae Bonds, Rental Housing Revolving Trust Fund, request for LIHTC
- Developer: Stanford Carr Development

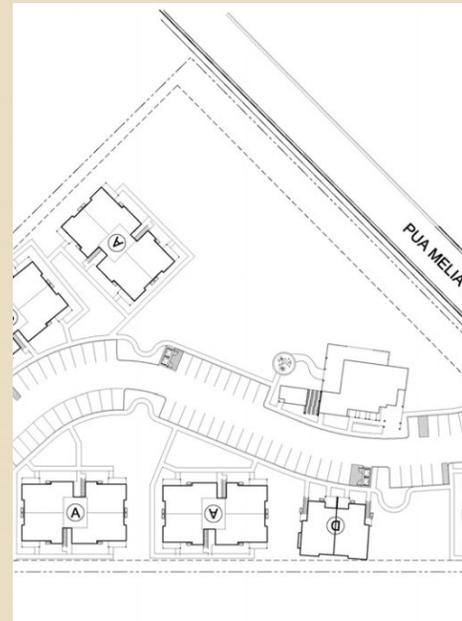


KAIAULU O WAIKOLOA

WAIKOLOA (68-1850 PUA MELIA ST.)

UNDER CONSTRUCTION

- Project status: Expected to complete construction October 2022. Currently seeking applicants and plan to complete move-in by Thanksgiving 2022.
- Income Groups Served: 60 units at 30-60% AMI
- Type: Family Rental
- Unit Mix: 1,2-, and 3-Bedroom Units
- School District: Waikoloa Elementary, Kealahou High School
- Funding: LIHTC 2017, PBV
- Developer: A0674 Waikoloa Development LLC. (Ikaika Ohana)



WAIKOLOA FAMILY AFFORDABLE

(LOCATED NEXT TO WAIKOLOA ROAD AT THE START OF THE VILLAGE)

UNDER-CONSTRUCTION

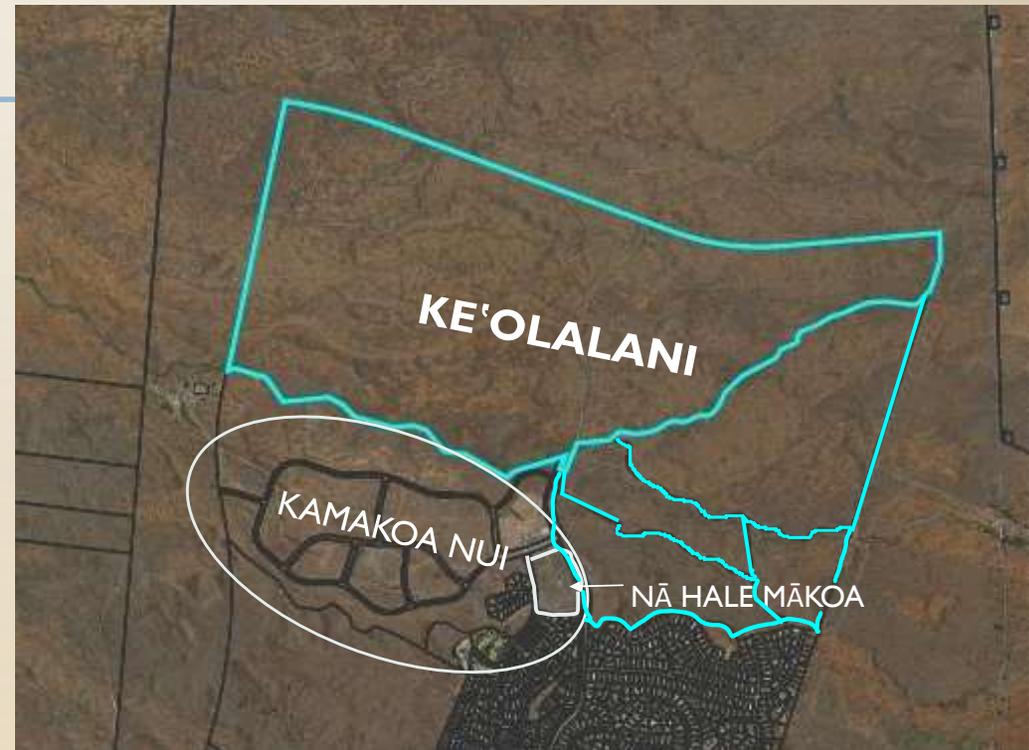
- Project Status: Expected to complete in Q1 of 2023. Property management has started waitlist for applications.
- Income Groups Served: 6 units at 30% AMI & 104 units at 60% AMI (110+1 Mgr. unit)
- Type: Family Rentals Unit Mix: (39) 1-bdrms, (71) 2-bdrms
- School District: Waikoloa Elementary, Kealahou High School
- Funding: LIHTC
- Developer: Coalition for Specialized Housing



KE'OLALANI

WAIKOLOA (LOCATED NEXT TO KAMAKOA NUI) UNDER CONSTRUCTION

- Project Status: Under Construction, grading planned through 2023
- Income Group Served: The project includes 276 homes in Phase I and 2400 over the next 10 years. Currently under construction on 33 units at 100%-120% AMI
- Type: Single Family Homes
- School District: Waikoloa Elementary, Kealakehe High School
- Funding: Private
- Developer: Waikoloa Heights Land Investors, LP



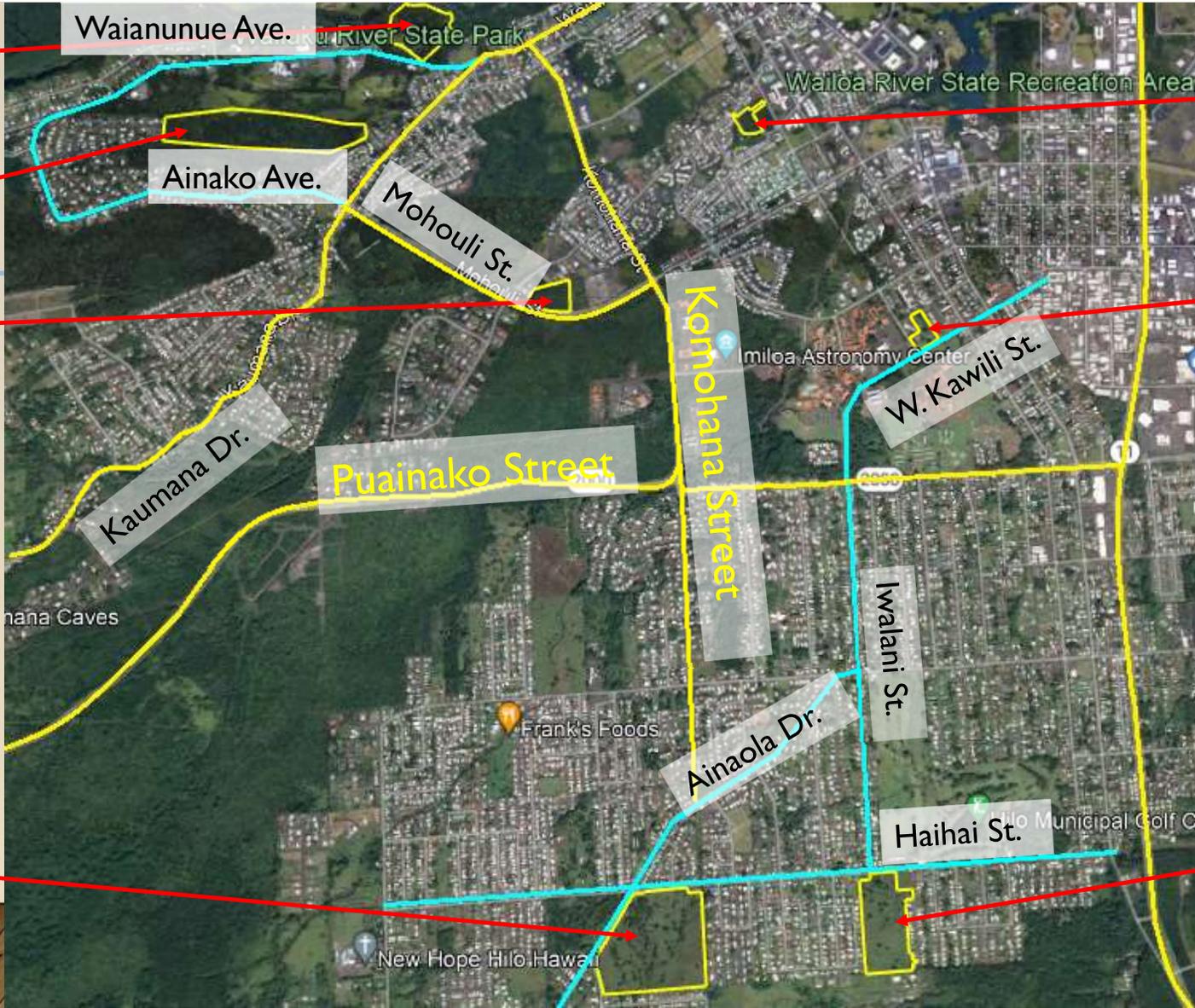


HILO TOD PROJECTS



HILO TOD HOUSING PROJECTS

- 34 RAINBOW DRIVE – HOMELESS AND SERVICES
- AINAKO - ESTIMATED 103 LOTS
- HALE OLA O MOHOULI – 90 UNITS
- HALE NA KOA O HANAKAHI – ELDERLY & VETERANS – 91 UNITS
- HAIHAI STREET – AMOUNT OF LOTSTBD
- KAI AULU O KAPIOLANI – 64 UNITS



34 Rainbow

Ainako Project

Hale Ola O Mohouli

Ainaola Project

Kaialu O Kapiolani

Hale Na Koa O Hanakahi

Haihai Project

KAIAULU O KAPI'OLANI

HILO (LOCATED ACROSS FROM HILO POLICE STATION)

PRE-CONSTRUCTION

- Project Status: Completed EA. Plan approval pending, permit applications will be submitted in August. Financial closing is expected in February and construction will begin afterwards by March of 2023.
- Income Groups Served: 64 units at or below 60% AMI
- Type: Family Rentals
- Unit Mix: 32-2 Bedroom and 24-3 Bedroom units
- School District: Hilo School Complex
- Funding: LIHTC and PBV's
- Developer: Ikaika Ohana



HALE OLA O MOHOULI

HILO (LOCATED ABOVE MOHOULI SENIOR PHASE I FACILITIES)

DESIGN & PLANNING

- Project Status: 201H approved by Council in August 2022. Pending FONSI approval for final EA.
- Income Groups Served: 90 units at or below 60% AMI
- Type: Pocket neighborhood design for family & seniors
- Unit Mix: 1- and 2-bedroom units
- School District: Hilo School Complex
- Funding: Pending LIHTC, State Land EO to County
- Developer: HICDC



HALE NĀ KOA 'O HANAKAHI

WAIĀKEA (LOCATED ACROSS WAIĀKEA HIGH SCHOOL) PRE-CONSTRUCTION

- Project Status: Permits approved and expected to start construction in November 2022.
- Income Groups Served: 91 units at 30%-80% AMI (Plus 1 mgr)
- Type: Senior rentals with preference given to US Veterans and spouses of deceased veterans
- Unit Mix: 1 & 2 bedroom units
- School Complex: Waiākea
- Funding: LIHTC, HMMF, RHRF, PBV's, HOME, HTF, State Land EO to County
- Developer: HKI Kāwili LLC

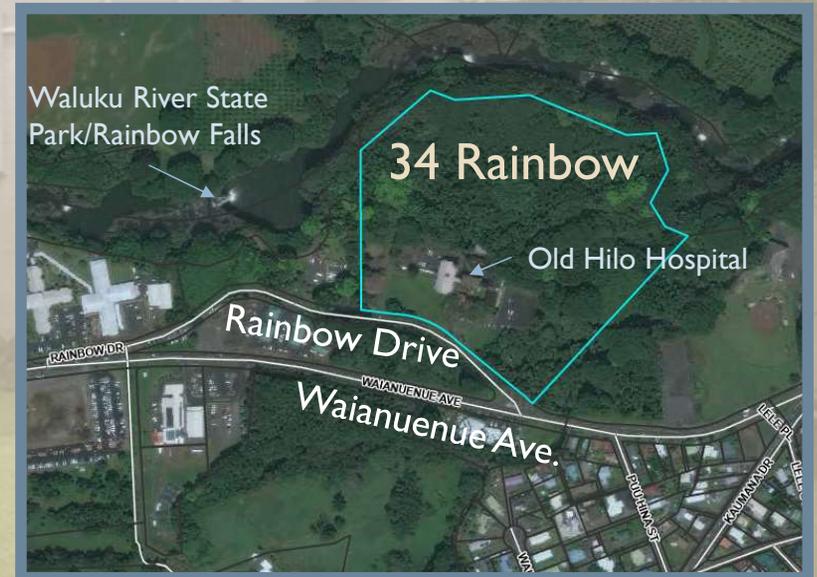


34 RAINBOW DRIVE

HILO – THE OLD HILO HOSPITAL SITE

MASTER PLANNING STAGE

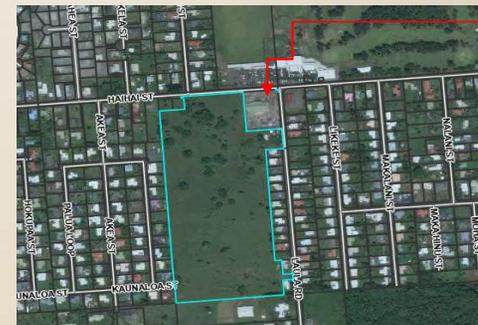
- Project Status: Master plan is under development which includes 20 acres of undeveloped property and renovation of the historic building which is currently leased by HOPE Services and Big Island Substance Abuse Council (BISAC) for emergency shelter and substance abuse rehabilitation services.
- Income Groups Served: Affordable housing, AMI limits TBD
- Type: TBD by master plan
- Unit Mix: TBD
- School Complex: Hilo School Complex
- Funding: TBD
- Developer: County of Hawaii Office of Housing & Community Development



HAIHAI

HILO - 385 HAIHAI STREET ACROSS FROM HILO MUNICIPAL GOLF AND NEXT TO THE FIRE STATION PLANNING

- Project Status: Planning stage - securing consultant for master plan
- Income Groups Served: Affordable Housing, but AMI limits are still TBD
- Type: TBD
- Unit Mix: Single and multi-family affordable housing
- School Complex: Waiākea
- Funding: State-owned land, under EO to County of Hawaii
- Developer: Hawaii County Office of Housing & Community Development



FIRE
STATION



AINAOLA

HILO – NEAR HILO MUNICIPAL GOLF UNDERGOING ENVIRONMENTAL ASSESSMENT

- Project Status: Planning stage -securing consultant for master plan of 71+ acres
- Income Groups Served: Affordable Housing, but AMI limits are still TBD
- Type: TBD
- Unit Mix: Single and multi-family affordable housing
- School Complex: Waiākea
- Funding: State-owned land, under EO to County of Hawaii
- Developer: Hawaii County Office of Housing & Community Development





THANK YOU FOR YOUR SUPPORT!

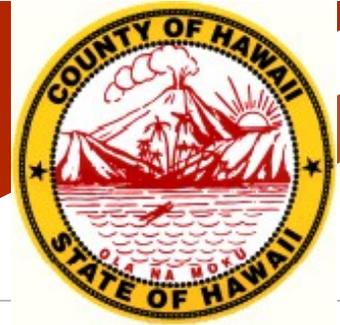
Office of Housing and Community Development
Housing Administrator: Susan K. Kunz
(808)932-5969 or Susan.Kunz@HawaiiCounty.gov

Hilo Office:

1990 Kino'ole #102
Hilo, Hawai'i 96720
(808)961-8379

Kona Office:

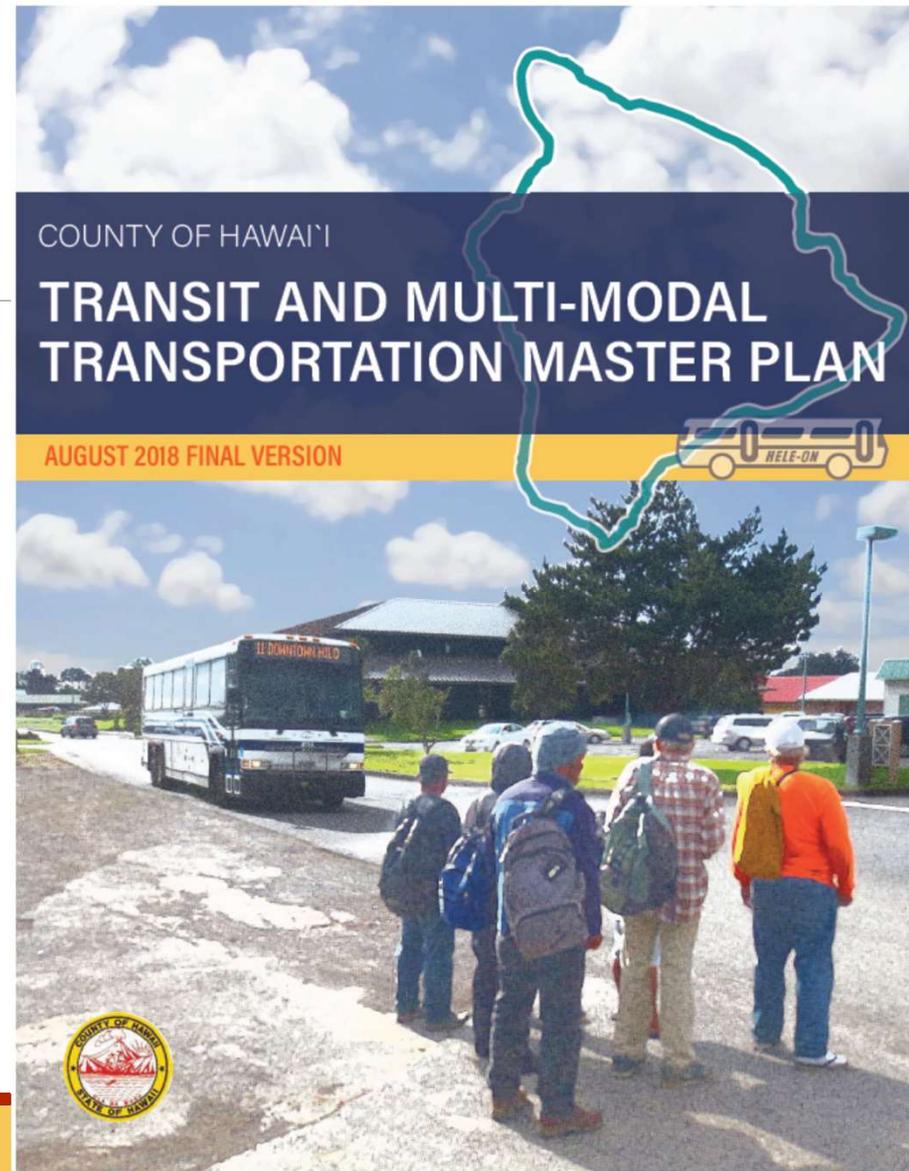
West Hawai'i Civic Center
Building B, 2nd Floor
74-5044 Ane Keohokalole Highway
Kailua Kona, Hawai'i 96740
(808)323-4300



Transit Oriented Development Opportunities in
Hawai'i County
November 2022

The Transit and Multi-Modal Transportation Master Plan

- Completed in August 2018
- Updated in August 2022
- Links public transit to multi-modal transportation
- Rebuilds the transit system
- Financial sustainable path
- Economic development
- Expands routes and services
- Restores ridership
- Implements new modes such as bikeshare, microtransit, TNC partnerships, and specialized demand response services.



Future Transit Hubs Recommended by Master Plan



Pahoia Transit Hub



Kailua-Kona Transit Hub



Mo'ohēau Bus Terminal



Kea'au Transit Hub (co-locate with Civic Center)

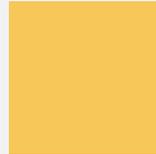


Waimea Transit Hub



Prince Kuhio Plaza Transit Hub

Future Transit Hubs Recommended by Master Plan



Ocean View Transit Hub



Honoka'a Transit Hub



Waikoloa Village Transit Hub

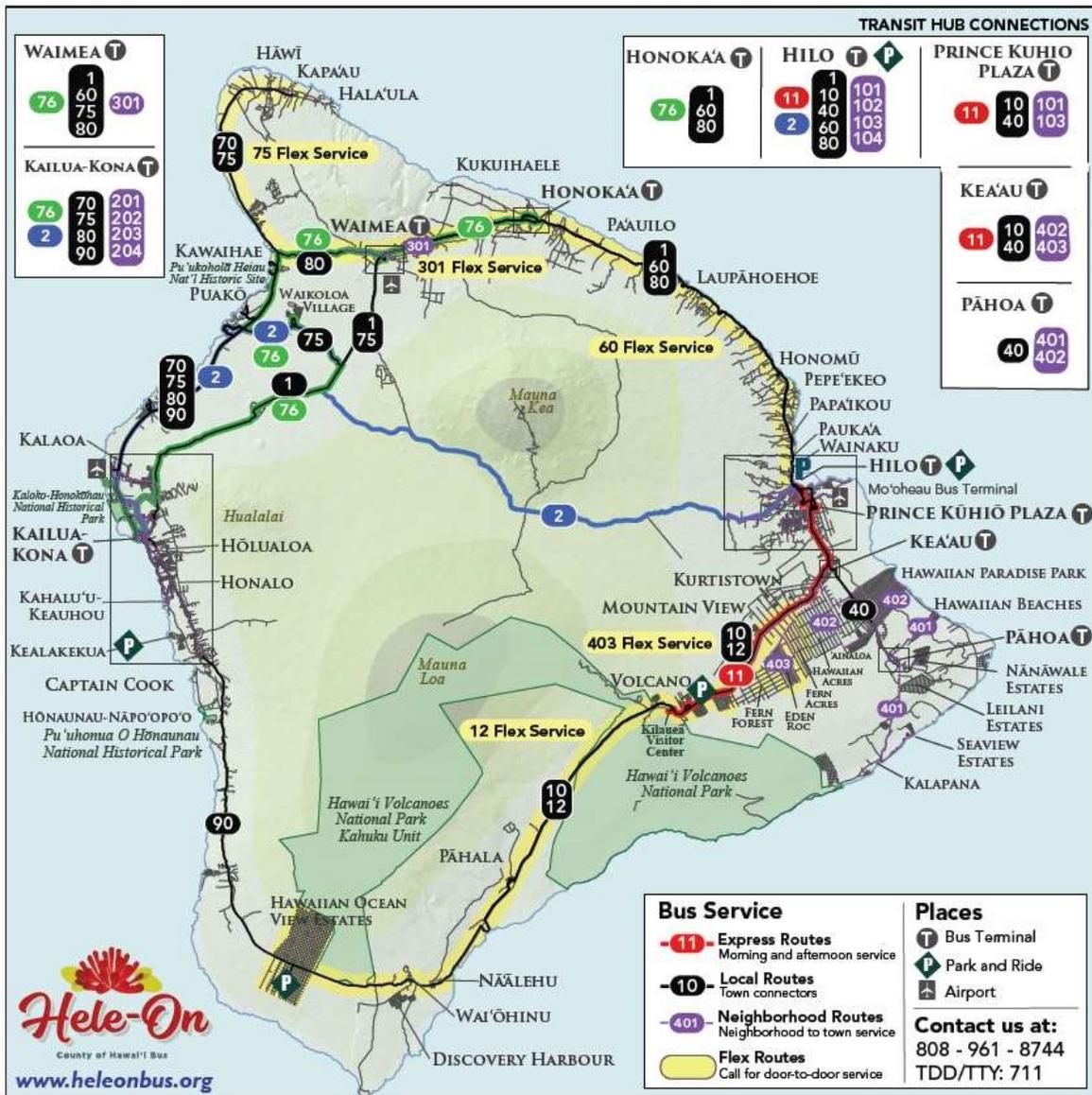


Hele-On Family of Services

Multi-Modal Opportunities Across the Island

- Fixed Route
- Flex Route
- Shared Ride (Taxi + Uber)
- Paratransit
- Vanpool
- Microtransit
- Bikesharing
- Carpooling
- Door to Door Rural Services





The Network

24 routes to connect people across the island and between communities.

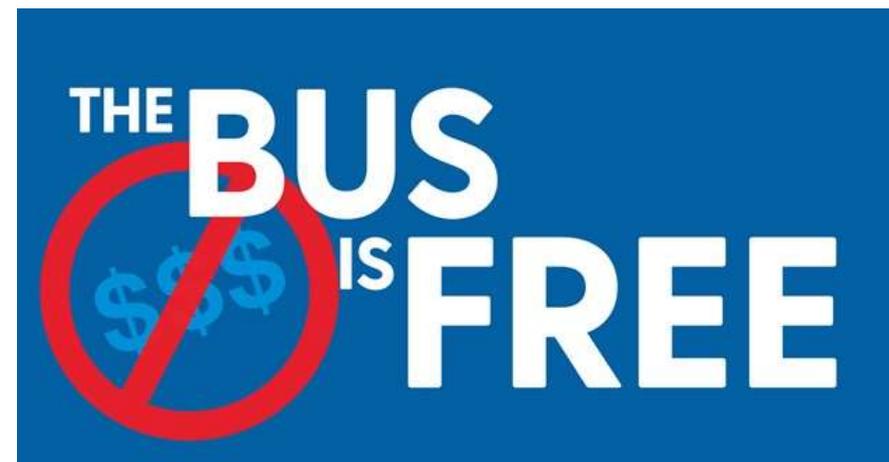
- Service rolling from 3:15 a.m. to 2:15 a.m., seven days a week.
- Every community on the island has a bus seven days a week.
- Door to door flex services available on five routes.
- Park and ride lot opportunities across the island.
- More connectivity island-wide.

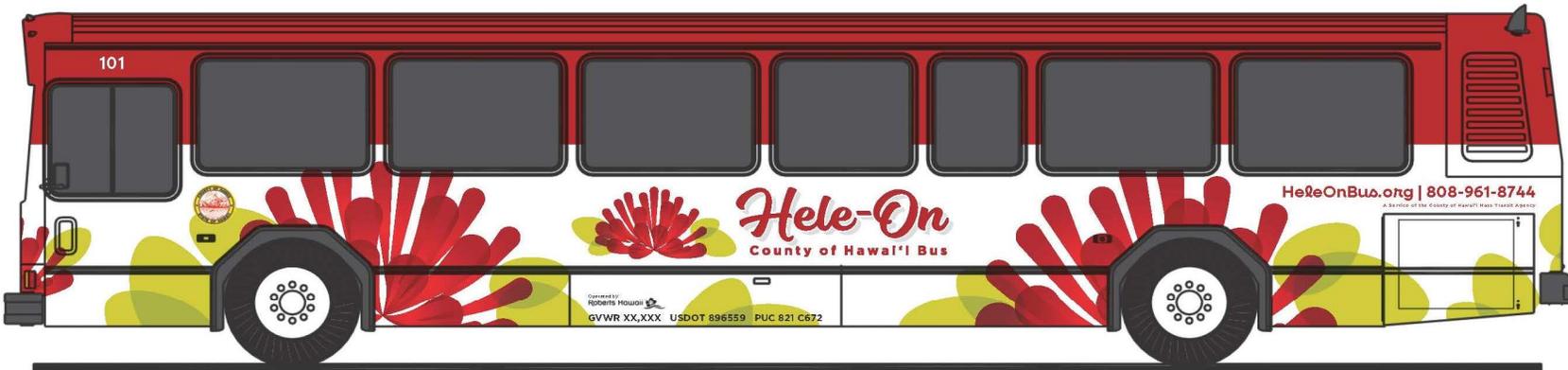
The Bus and Bike is Free!



Going fare free for to grow ridership and restore creditability

- All Hele-On fixed route and paratransit services are fare free.
- Re-creation of a similar service that was fare free from 2005 to 2013.
- Passenger trips grew from 329,000 to over 1.2 million during this time frame.
- Connect people to opportunity and addresses social equity.
- HIBIKE is also free for Hele-On users.
- Ridership is growing systemwide as a result.





The New Hele-On Fleet Design





Transit Hub Planning

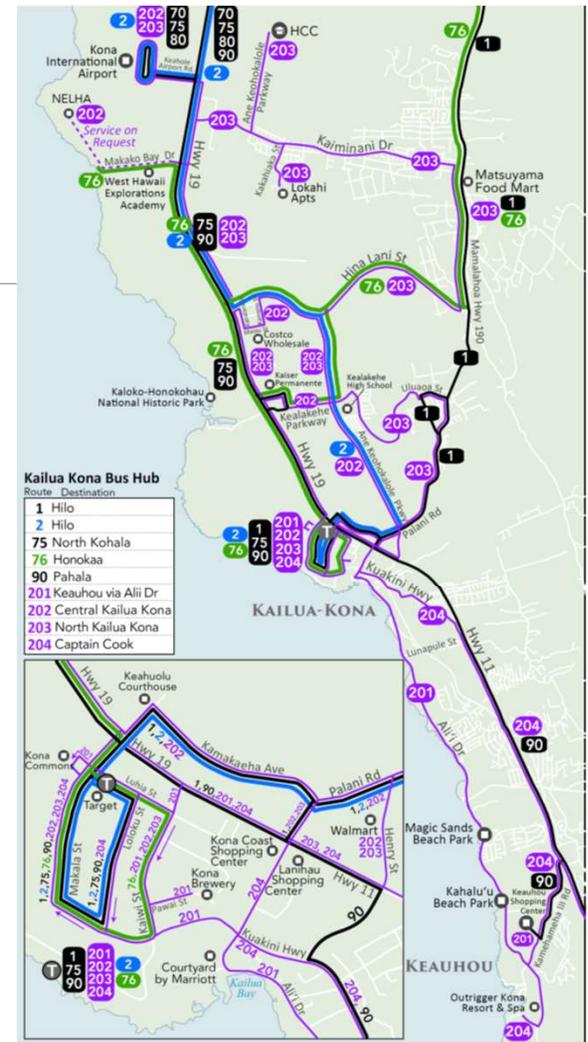
Passenger Amenities

Making it comfortable to ride public transportation

- Starting planning activities for Pahoa and Kailua-Kona Transit Hubs. This includes co-location of State Library in Pahoa and co-locating a civic center at Kalua-Kona Transit Hub.
- Starting planning for ADA compliance at bus stops, including conducting an inventory. Next phase is Bus Stop Accessibility Assessment and RFP for construction of the improvements.
- Continued work on bus shelters implementation and have develop a list for implementation, including replacement of damaged bus shelters.
- 41 shelters are proposed.
- 8 shelters need reconstruction – Waimea, Hilo, Kurtistown are areas of focus.



Transit Network



What's Included in the Pahoa Transit Hub Planning?

- Site review of multiple locations: bus positioning, passenger waiting areas, lighting, seating, access, parking, signage, utilities, restrooms, community functions, ADA compliance
 - Site Selection Report
 - Conceptual Site Plan
- Assessment of how a State Library could be co-located with the Transit Hub
- Identification of three preferred sites
- 30% design level
- Environmental review;
 - Preparation of an Environmental Assessment under State Chapter 343 to support land acquisition and
 - a Federal Environmental Assessment (EA) under NEPA to support use of federal funds
- Virtual Public meetings will be held during site selection and during environmental review



General Area of Project

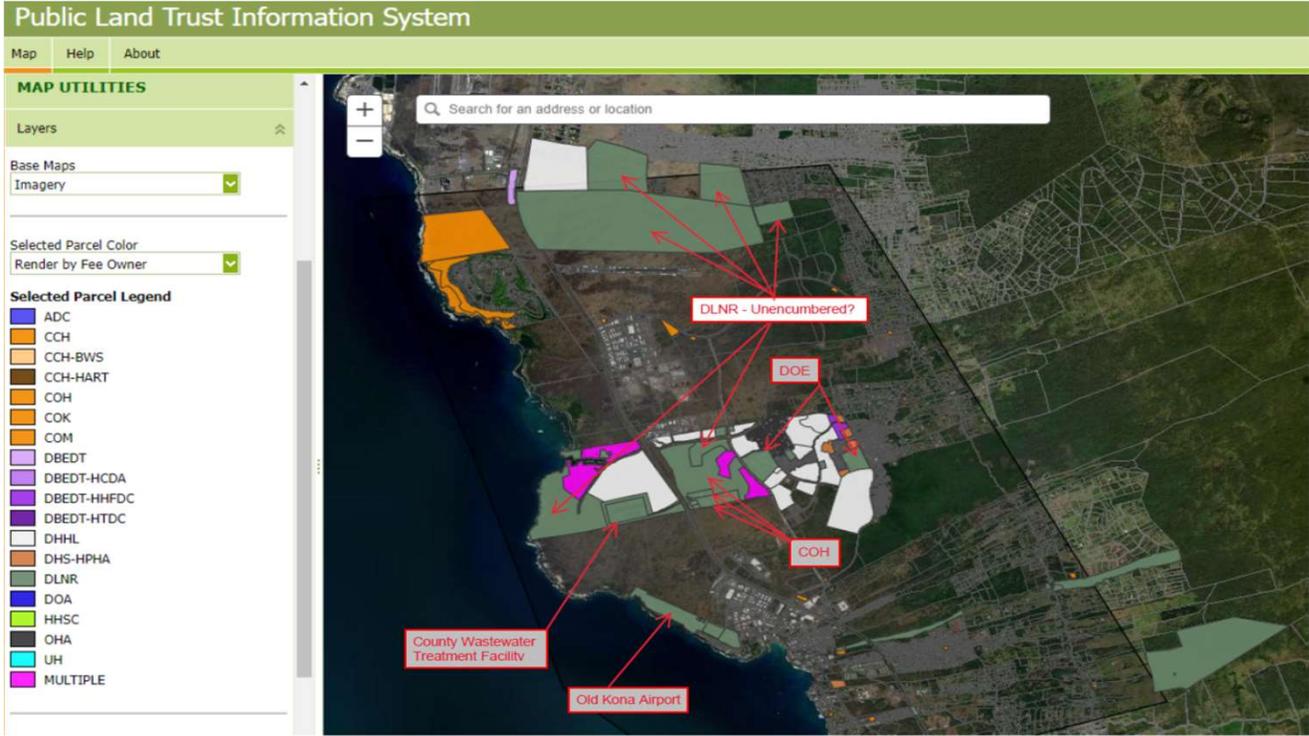


What's Included in the Kailua-Kona Transit Hub Planning?

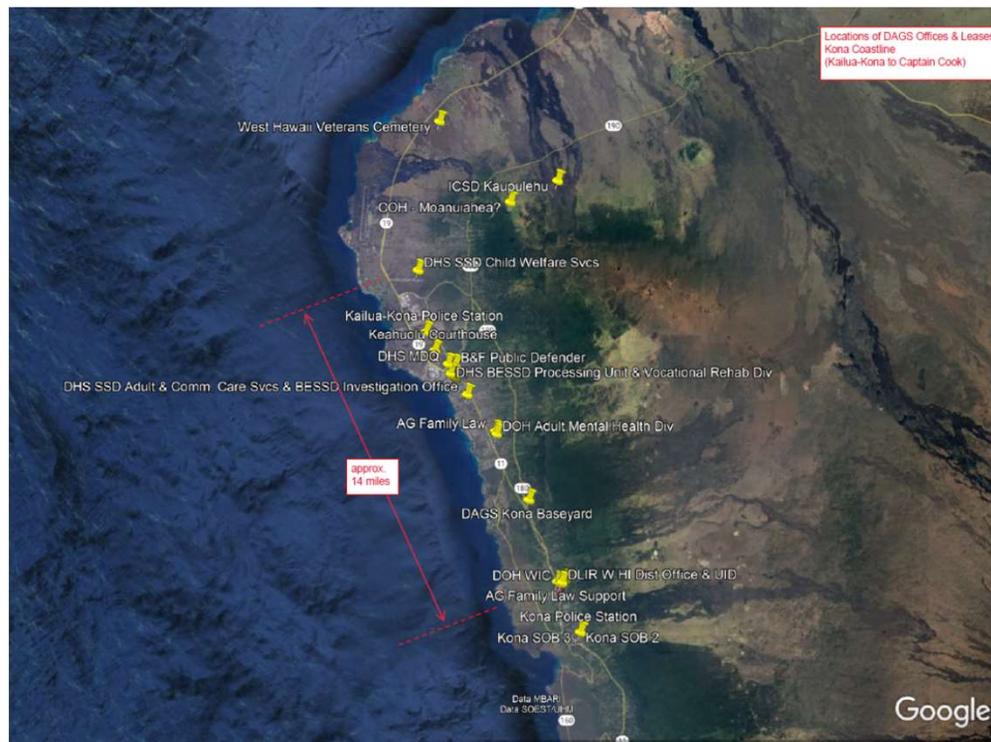
- Site review of multiple locations: bus positioning, passenger waiting areas, lighting, seating, access, parking, signage, utilities, restrooms, community functions, ADA compliance
 - Site Selection Report
 - Conceptual Site Plan
- Assessment of how a State Civic Center could be co-located with the Transit Hub
- Identification of three preferred sites
- 30% design level
- Environmental review;
 - Preparation of an Environmental Assessment under State Chapter 343 to support land acquisition and
 - a Federal Environmental Assessment (EA) under NEPA to support use of federal funds
- Public meetings will be held during site selection and during environmental review
- Consideration of a transit baseyard near the hub.



Public Lands That Could Be Considered



State Offices in Kailua-Kona



Schedule For Transit Hub Planning



Site Selection Report



Public Outreach



Preliminary Conceptual Design



Draft Environmental Assessment



Public meeting



Final Document

? &
THANK YOU!



John Andoh

**Mass Transit Administrator &
General Manager**

Phone:

office, 808-961-8555, cell 808-936-6305

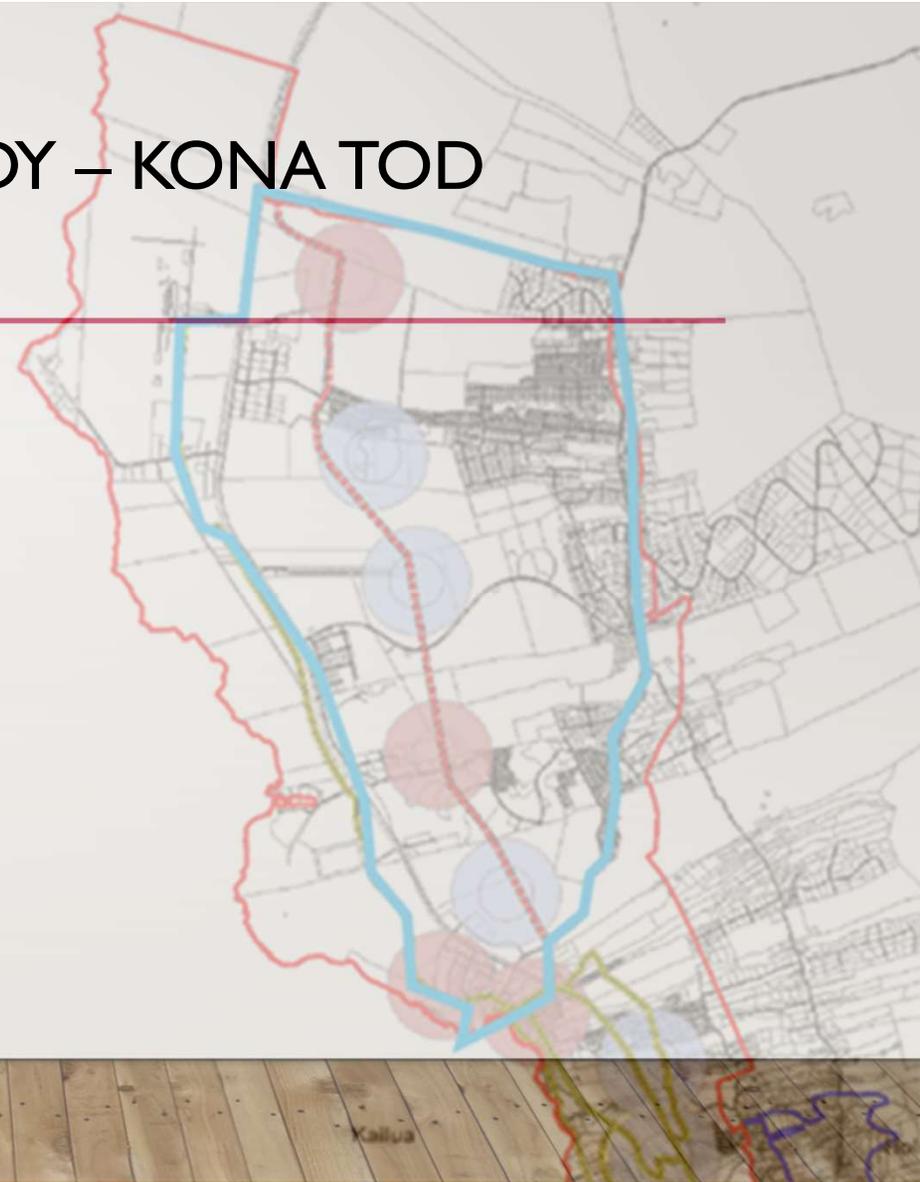
Email:

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INFRASTRUCTURE FINANCE STUDY – KONA TOD CORRIDOR

- Developments need infrastructure to proceed:
 - Housing Developments
 - Villages at Lai Opuā
 - Kamakana Villages Senior/Low Income Housing
 - Village 9 Affordable Housing
 - Ulu Wini Housing
 - Supporting Infrastructure Needs
 - Kealakehe Wastewater Treatment Plant
 - Water Rights and supporting Water Distribution
 - Kona Transit Hub
 - Ana Keohokālōle Extension to Palama
 - Kealakehe Regional Park



MAHALO

COUNTY OF HAWAI'I

ZENDO KERN, PLANNING DEPARTMENT

HARRY YADA, OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

JOHN ANDOH, MASS TRANSIT AUTHORITY

