

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 53
NOTICE OF MEETING AND AGENDA
Friday, November 18, 2022
9:30 AM – 11:30 AM**

In-person meeting location:

Office of Planning and Sustainable Development, 6th Floor Conference Room
State Office Tower - Leiopapa A Kamehameha Building
235 South Beretania Street, Honolulu

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/88097328335?pwd=ZVNEWnlWb0dqTGJyZWQ0QUFqKzJXZz09>

Audio call in (only): (669) 900-6833 or
(253) 215-8782

Meeting ID: 880 9732 8335

Passcode: 074416

1. **Call to Order and Roll Call**
2. **Approval of Minutes of September 9, 2022 Meeting**
3. **TOD Council 2022 Annual Report to the 2023 Legislature**
Action: Council approval of the Annual Report for transmittal as amended by member comments/revisions
4. **Delegation of Legislative Testimony Authority to Co-Chairs**
Action: Council approval of delegation to Co-Chairs
5. **Project Proposed for Inclusion in the State TOD Strategic Plan**
 - a. Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment, Kalihi, Oahu, Hawai'i Public Housing Authority (HPHA)
Action: Council approval to accept the new TOD project for inclusion in the TOD Strategic Plan.
 - b. Other changes for HPHA Projects in Strategic Plan
6. **Informational Presentations**
 - a. County of Kaua'i TOD/Housing/Growth Strategy
A presentation on County of Kaua'i plans for integrating transit, housing, and growth

- b. County of Hawai‘i TOD/Housing/Growth Strategy
A presentation on County of Hawai‘i plans for integrating transit, housing, and growth

7. **Standing Report—Agency Updates on TOD Projects in 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.

- a. State and County Projects—O‘ahu
- b. State and County Projects—Kaua‘i
- c. State and County Projects—Hawai‘i
- d. State and County Projects—Maui

8. **Announcements**

- a. Next Meeting and Preliminary Agenda Items for Future Meetings
 - i. December 2022 No Meeting – Holiday Break!
 - ii. Jan 20, 2023 Presentation: TBD
TOD-Related Legislative Proposals and Other TOD CIP
Requests for 2023 Legislative Session
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
 - iii. Feb 17, 2023, Presentation: TBD
TOD-Related Legislative Proposals and Other TOD Project CIP
Requests for 2023 Legislative Session
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
- b. 2023 TOD Council Meeting Calendar

9. **Adjournment**

Meeting materials

Meeting materials distributed to TOD Council members (“board packet”) will be available for public review 48 hours in advance of the meeting in the Office of Planning and Sustainable Development (OPSD), 6th Floor, 235 South Beretania Street, Honolulu, and at the TOD Council’s webpage (<https://planning.hawaii.gov/lud/state-tod/>).

In-person meeting access

Effective March 26, 2022, visitors to the OPSD office in the Leiopapa A Kamehameha Building (State Office Tower (SOT)) will no longer need to provide proof of COVID-19 vaccination, proof of negative COVID-19 test result, or wear masks in the building. 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.

According to the State Department of Health, masks are strongly recommended for persons over the age of 65, those with compromised immune systems or care for people at risk of severe illness, and those unvaccinated for COVID-19.

Virtual meeting and phone access

To participate via the Zoom link provided, you will need a computer or mobile device with internet access, video camera (recommended), and microphone. You will be muted during the meeting unless you are providing comments or actively participating in a discussion. You may also access the Zoom meeting by phone only by using the dial-in phone number, meeting ID, and meeting passcode information provided at the top of this agenda. A helpful guide for use of Zoom is available at the following link, <https://planning.hawaii.gov/wp-content/uploads/Accessing-an-online-Zoom-meeting-1.pdf>.

In accordance with Act 220, Session Laws of *Hawai'i* 2021, if the OPSD host Interactive Communication Technology (ICT) connection for the virtual or remote meeting and physical location are lost, the meeting will be recessed for up to 30 minutes while the host attempts to restore connection. The public may access the reconvened meeting by clicking the meeting link again. If the meeting cannot be reconvened within 30 minutes, the meeting will be terminated and the meeting may be continued at another noticed date and time. Please check the TOD Council's website (<https://planning.hawaii.gov/lud/state-tod/>) for information on whether the meeting has been cancelled or will be continued to another meeting date and time for which public notice will be provided.

Comments from the public

Oral and written comments may be submitted on any agenda item. Members of the public may provide oral comments during the meeting when public comments are requested by the TOD Council Co-Chairs. When the Co-Chair asks for public comments, please click the Raise Hand button on the Zoom screen, or if calling in by telephone, entering * and 9 on your phone keypad. When recognized by the Co-Chair, please unmute yourself to begin speaking. If calling in by phone, you can unmute and mute yourself by pressing * and 6 on your keypad. Before making your comments, please identify yourself and the organization, if any, that you represent. Please remember to mute yourself after speaking.

Written comments may be submitted as follows:

- by email: carl.y.miura@hawaii.gov
- by postal mail: Office of Planning and Sustainable Development (OPSD)
ATTN: TOD Council Public Comments
P.O. Box 2359
Honolulu, HI 96804-2359
- by facsimile: (808) 587-2824

Written comments should include the words, "Public Comments," with the agenda item number and description in the subject line. Please submit written comments no later than 4:30 p.m., Monday, November 14, 2022, for inclusion in the meeting materials packet. 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 allow adequate time to fulfill your request.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 52
Friday, September 9, 2022
9:30 am

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

Members/ Designees Present:	Denise Iseri-Matsubara, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Chris Kinimaka, Department of Accounting and General Services (DAGS) Darrell Ing, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Wayne Takara, Department of Public Safety (PSD) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate Harrison Rue, City and County of Honolulu (City) Natasha Soriano, County of Hawai'i (COH) Celia Mahikoa, County of Kaua'i (COK) Pam Eaton, County of Maui (COM) Laura Kodama, Castle and Cooke, Developer Representative Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Vacant, Office of the Governor Keith Hayashi, Department of Education (DOE) Suzanne Case, Department of Land and Natural Resources (DLNR) Jade Butay, Department of Transportation (DOT) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Ross Yamasaki, Stadium Authority (SA) Cathy Camp, Business Community Representative Kevin Carney, Housing Advocate
Other Designees/ Alternates Present:	Dean Minakami, HHFDC David DePonte, DAGS Ben Park, HPHA John Ando, COH
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Aaron Setogawa, OPSD

1. **Call to Order**

Denise Iseri-Matsubara, Co-chair, called the meeting to order at 9:34 a.m. Members and guests introduced themselves.

2. **Review and Approval of Minutes of July 15 Meeting**

In reviewing the draft meeting minutes, Iseri-Matsubara noted on page two under Standing Reports that the Ka Hui No Koa O Kawili Affordable Housing Project will be fully funded in October instead of mid-September.

The July 15, 2022 meeting minutes were approved as corrected.

3. **2022 Transit and Mobility Permitted Interaction Group (PIG); Senate Resolution (SR) 132, SD1**

a. Dissolution of Transit/Mobility PIG

Action: Council approval to dissolve the 2022 Transit and Mobility PIG.

b. Overview of SR 132, SD1 by Senator Chris Lee. *Convenes a Task Force with a broad range of stakeholders to examine how to reduce the footprint and cost of transportation to households.*

Iseri-Matsubara explained that after discussion with PIG Co-chairs Senator Chris Lee and Ed Sniffen, the PIG Co-Chairs are recommending dissolution of the PIG. Senator Lee, who had suggested formation of the PIG, subsequently believed that the task force created via SR 132, SD 1 would be a more effective vehicle for furthering the work proposed for the PIG. Similar to the PIG, the task force is charged with looking at the overall cost of transportation. He preferred continuing this discussion through the task force and will submit any recommendations to the TOD Council for further consideration, rather than through the use of a PIG. The TOD Council will be informed through a representative on the task force. In response to his interest in having someone from the housing side, Iseri-Matsubara suggested Kevin Carney to serve in that role.

Representative Nadine Nakamura moved to accept the recommendation and dissolve the PIG. Chris Kinimaka seconded the motion. Harrison Rue commented that he supports Senator Lee's intent to look at overall transportation costs and eliminating redundant efforts. David Arakawa asked via Chat if a final report needs to be produced before a PIG can be terminated. Ruby Edwards commented that since the PIG never met, there were no substantive matters to report to the Council.

The motion to dissolve the PIG was adopted.

4. **Informational Presentation**

a. Ka'ahumanu Avenue Community Corridor Action Plan

*A presentation on Maui County's Ka'ahumanu Avenue Community Corridor Action Plan.
Speaker: Pam Eaton, Maui County Planning Department*

Pam Eaton noted that the Ka'ahumanu Avenue Community Corridor Action Plan (KACC) was based on a 25-year-old community plan. Since the West Maui Community Corridor Plan (West Maui) started after the Maui County Council approved the West Maui Community Plan in December 2021, the planning process now underway for the West Maui Corridor Plan was much easier this

time around. The Community Plan included a chapter about transportation modalities, which lays the foundation for the TOD plan. Now, the County is in the process of updating the South Maui Community Plan. It will be ready when the County applies for the State TOD CIP Planning Funds for the County's South Maui TOD Corridor Plan.

Nelson Nygaard led the consultant team for the KACC work and is the prime consultant leading a group of mainland and local sub-consultants for the West Maui Corridor Plan. They've established a technical advisory committee (TAC) for the West Maui Corridor Plan, enlisting more community members to serve on the TAC for West Maui. They involved people in the business community, environmental groups, and people with backgrounds in historical and cultural practices. HHFDC is participating because the Corridor Plan will include potential housing projects.

The KACC is a unique "spine." The area includes the proposed Central Maui Transit Hub, many affordable housing opportunities, and the Kahului Civic Center. In Wailuku, there are a lot of federal, State, and County offices. Several medical, educational, and arts facilities are also located along the corridor. From the County work on both plans, the key is to have an interdisciplinary, management team including State and County agencies.

The West Maui study area is different since it is focused along Honoapi'ilani Highway between Lāhainā and Kā'anapali and a half mile mauka. It is a 3.6-mile coastal route with potential challenges such as sea level rise. Unlike Central Maui, this area is heavily populated with visitors and people who work in the visitor industry.

The West Maui Community Plan provides helpful guidance with updated land use designations, including the "Transit-Oriented Communities" (TOC) designation. It meets all the TOD goals. The Maui Metropolitan Planning Organization's Hele Mai Maui plan serves as a companion document for the West Maui Corridor TOD effort, and the County hopes to integrate the West Maui Greenway Master Plan with the TOD Corridor Plan. A kick-off meeting was recently held.

The West Maui Community Plan contains the following guiding principles:

- Connected, safe, and convenient
- Rooted in our history
- Beautiful, comfortable, and welcoming
- Vibrant and economically diverse
- Affordable and accessible for all ages and incomes
- Sustainable and resilient to a changing climate

This plan can provide opportunities through the TOD Council and State TOD Strategic Plan. These studies and action plans will be used to secure federal funding for implementation.

The project website is a critical cornerstone for the community to find out everything that is going on, including past studies, outcomes, survey results, and how to participate. The County will continue using the website to conduct online surveys. The Ka'ahumanu project had a huge response to their virtual survey since it coincided with the start of the pandemic. Surveys are a great opportunity to explain what TOD is and a starting point to get people involved. They've used Social Pinpoint, which is a powerful tool to identify unsafe crosswalk sections or where a person may want more bus stops. Another tool they used was a scavenger hunt. It gave the community a way to

suggest where certain things like art, trees, and benches should be placed. The goal is to raise awareness and have fun at same time.

Unlike Ka'ahumanu, the County conducted face-to-face interviews with various stakeholders for the West Maui project. They also created focus groups. Multimodal access, workforce/affordable housing, economy, and resilience are critical themes identified by participants. The West Maui Community Plan and technical papers provided good data to work from.

In West Maui, there is a need for a transit hub. They are working very closely with bus riders and Maui Bus to figure out where to best locate it. Downtown Lahaina may not make sense since it is vulnerable to sea level rise. One of the options they are exploring is to have one transit hub at Lāhainā and another at Kā'anapali. Also, under consideration is finding a location with potential housing opportunities, infrastructure, and residential density.

In addition to more bus ridership, they are looking at creating more housing near jobs so that there would be less congestion on Honoapi'ilani Highway. About 8,000 housing units are being planned for the area. More can be built, but the biggest challenge is the availability of water.

There are a lot of disconnected sidewalks, no room for bikes and pedestrians, and unsafe intersections. Speed is also a big problem along this corridor.

The County's TOD corridor plans have focused on three components – people, buildings, and public space – in terms of implementing recommendations for “big moves” and “quick wins” contained in the Ka'ahumanu Plan. Quick wins were identified to get people excited and develop community champions. These include:

- Collaborating with HHFDC on the Kahului Civic Center affordable housing project;
- Branding to identify certain areas. It helps to bring the community together;
- Turning Kanaloa Avenue into a Complete Street;
- Joining in ongoing efforts to accomplish the current goals/objectives of the TOD corridor;
- Adding five bus stops along Ka'ahumanu Avenue;
- Developing a “fun” crosswalk on Baldwin Avenue to increase safety awareness;

The Ka'ahumanu area contains some of the densest neighborhoods on the island because of the medical facilities and university nearby. During the study, they heard from a lot of nurses and students living within a five-to-ten minute walk from their respective destinations. These people commented that they would take the bus or ride their bicycles if it was safer and more convenient.

- Big moves: Corridor-wide
 - Linking neighborhoods and key destinations.
 - Making Ka'ahumanu Avenue more of a welcoming place. They need to slow traffic down and make it more pedestrian and bike friendly.
- Big moves: People
 - Kahului: Some of the work going on right now on Kane and Vevau Streets (Kahului Civic Center) will link the transit hub and Queen Ka'ahumanu Avenue.
 - Wailuku also has their arts district. In the future, they want to create more of a night life and events by having more lighting and sidewalks to increase safety.

- Big moves: Buildings
 - Lots of housing is going to be built in the area, so it is important to make the area more desirable with a focus on mixed-use with buildings closer to the street, retail located on the ground floors, and offices/housing on top. It is important to create a destination where people can do multiple things, like eat, shop, etc.
- Big moves: Public space
 - One way to get people to walk is to make the pedestrian experience pleasing and interesting. They are looking at opening up portions of public space so that it can be seen from Ka'ahumanu Avenue.
 - On Wells Street and Downtown Wailuku, they are going to be working on connecting the sidewalks and completing the connectivity in the area.
 - They are looking to increase the connectivity between Wailuku and Kahului. DOT owns many easements in the area, so they are speaking to them about installing larger multi-use paths.
 - Bus stops will be installed in front of Maui Community College, Kaiser Medical Center, and other areas.

One of the keys to the TOD action plan is implementing through investment. Nelson Nygaard showed them what it means to invest in transit-oriented communities and getting more pedestrian/bicycle/bus benefits versus auto-oriented improvements. One of the challenges is to educate the community and especially leaders in government.

The big question is who is going to implement this overall and who is taking the lead? They need a leader or lead agency who will take charge and coordinate all of these efforts.

Eaton pointed out that the community is now expecting important components of TOC like sidewalks and bus stops.

The Ka'ahumanu Avenue Community Corridor Draft Action Plan was completed in March 2022 and is posted online. They are taking parts of it into the County budget process and adding it to their community plans. Electric vehicles (EV) are part of the action plan and now community plans. The County has made it a policy that EV stations are located at Chapter 201H and workforce housing projects. They are also updating the zoning code, which will have an EV station component.

Question and Answer:

- Representative Nakamura: Who in county government is responsible for implementation of the plan, or does a new entity need to be created? A lot of TOD projects will have similar question, so this matter needs to be explored further.
- Eaton agreed. The Maui County Council Transportation and Infrastructure Committee is aware of this issue. Committee Chair Yuki Lei Sugimura agrees and acknowledges that additional support will be needed. They have also worked with the Maui Metropolitan Planning Organization (Maui MPO) on how to best address this. In addition, she said the TOD Infrastructure Financing Study is critical. The County will be interested in the Study's outcome because of the funding/financing aspects. TOD is valuable because it is seen as a mechanism to implement many of the County plans.
- Representative Nakamura: Elected officials will be in office for a limited time while TOD requires long-term implementation with different projects and partnerships along the way. This needs to be discussed further.

- Eaton said this needs to be institutionalized since implementation will take longer than a 2 to 4-year term.

5. **Projects Proposed for Inclusion in the State TOD Strategic Plan**

Ruby Edwards explained that State TOD Strategic Plan is intended to be a living document, created in 2017 and updated in 2018. It provides a framework for planning, coordinating, and collaborating between the State and county on TOD initiatives statewide. The plan contains key TOD projects that each agency intends to implement. Currently, OPSD is monitoring over 60 projects. Projects requesting State TOD CIP planning grants need to be included in the State TOD Strategic Plan in order to receive funds. The following projects are proposed for inclusion in the TOD Strategic Plan.

a. **Kīlauea Town Affordable Housing; County of Kaua'i**

Adam Roversi explained that the Kīlauea Town Affordable Housing Project involves developing a master plan for a 50-acre site primarily for affordable housing and other community needs. Kīlauea Town is the largest working-class residential area on the northshore of Kaua'i. The County of Kaua'i Housing Agency is in the process of acquiring two undeveloped parcels adjacent to the town core. They already own the roadway lot that connects the properties from the highway to the commercial center. The existing area is a mixed-use neighborhood with a grocery store, medical offices, retail, county park and gymnasium, and a post office. It also has a bus hub. The roadway lot is designated as a new access road on the county general and town plans. It will connect the highway to the commercial area and Kīlauea Lighthouse and serve as a connector to the community center and farmers market across the highway. Part of the redevelopment will also include a walking path from the town core through the new parcels to the beach. The Kaua'i General Plan supports 200-240 additional housing units with improved pedestrian and bicycle routes. One of the goals of the General Plan was to focus development and reduce sprawl into existing agricultural land.

b. **State Kailua-Kona Civic Center; Department of Accounting and General Services**

David DePonte explained that the Kailua-Kona Civic Center would provide about 65,000 gross square feet of offices and parking consolidating many of the current leased office spaces. Between Kailua-Kona to the Kealahou area, they have about 15 leases totaling 35,000 square feet of offices space. This costs the State approximately \$1 million annually. In fact, thirteen of them are spread across seven miles. With many of these offices in one building, it would co-locate their services and offer a one-stop location for the public. They are planning to work with the County of Hawai'i Mass Transit Agency to see if the Kailua-Kona Civic Center can be located adjacent to their future transit hub. This could reduce parking needs for the community and State workforce by utilizing public transit.

Question and Answer:

- Heidi Hansen Smith asked where DAGS is planning to site the new office building.
- Chris Kinimaka responded that this is part of the scope with the County of Hawai'i to identify possible locations. They want to work closely with them so that Kailua-Kona Civic Center and Kailua-Kona Transit Hub are co-located to benefit each other.
- Senator Lee requested that EV charging capacity to be considered and federal funds should be explored to help fund it.

- c. **East Kapolei TOD Parking Infrastructure; Hawai'i Community Development Authority**
Garet Sasaki reported that HCDA has identified parking resources as a critical infrastructure need necessary to maximize the potential of TOD in the East Kapolei Special District. The development of a parking infrastructure plan would benefit State, City, and private stakeholders with their master planning. One of the components of the study would be to look at different types of high-capacity and high-efficiency parking options. The project timeline is about 18 months.

Question and Answer:

- Kiana Otsuka asked if HCDA identified the parking infrastructure plan as a priority and need and asked to be directed to any resource(s) or numbers on how the need was identified. Sasaki said he will get back to her on her question.
- Rue said he generally supports studying parking needs as it supports TOD in the area, but he has not heard of this proposal being discussed. He asked whether HCDA had spoken to the City Department of Transportation Services (DTS) or the Honolulu Authority for Rapid Transportation (HART). The City and State agencies should be consulted because they have already done years of work on transit and TOD planning in support of transit. There are preliminary concepts for the transit centers and parking garages, typically referred to as transit hubs or multimodal transit centers. A parking study could look at all of these options and the ability to connect to different transportation modes. He asked that DPP, DTS, and HART be involved with the project. Sasaki replied that HCDA's CIP director had some preliminary discussions with the agencies since they are identified as stakeholders in the project.
- Senator Lee echoed Rue's comments, observing that this is part of the discussion on the cost of transportation. He wants to make sure Hawai'i is not over-building parking when alternate modes are available. Parking can add unnecessary costs. He would like to see EV charging stations considered in any parking proposals.

Action: Council approval to accept the new TOD project(s) for inclusion in the TOD Strategic Plan.

Representative Nakamura moved to accept the three projects in the State TOD Strategic Plan and Senator Lee seconded it. The motion was approved.

6. **FY23 Statewide TOD CIP Planning Funds (Act 248, SLH 2022)**
Projects Selected for Funding; Project Presentations

Evans thanked the State Senate and House of Representatives for approving a new round of TOD CIP Planning Funds for FY23. OPSD issued an RFP, held county informational meetings, and received applications in early August. As in prior years, the total amount requested by applicants exceeded the amount of funds that were available. The evaluation team had to reduce the amount of funds awarded to the selected projects. The following projects were selected for funding:

- **Kamehameha- Ka'ahumanu Homes Redevelopment, HPHA; \$350,000**
Kevin Auger explained that the award will help them with the master planning process on the redevelopment project including preliminary master planning, utility availability, overall density determination, environmental review, and potential programming. Both parcels are listed in the State TOD Strategic Plan. The properties are adjacent and contiguous, occupying over 23 acres, and are less than ½ mile from two planned rail stations. Several public schools, a public library,

and Kalakaua Recreational Center are located within a short walking distance. The Kamehameha Homes Project was originally constructed in 1939 and rebuilt in 1997. The Ka'ahumanu Homes Project was built 1958 and renovated in 1994. They are good candidates for redevelopment because they have exceeded or are approaching the end of their useful lives. The project gives them an opportunity to offer more housing at the currently underutilized sites and deliver substantially more affordable housing units, including one-for-one replacement of public housing units. This site can easily accommodate 1,300 - 1,500 units with retail and other types of mixed-uses. HPHA is interested in partnering with its sister agencies, the City, and other community stakeholders.

- **UH West O'ahu University District (Non-Campus) Lands Feasibility Study, UH System; \$250,000**

Michael Shibata shared that UH-West O'ahu is currently in the process of updating its Long-Range Development Plan (LRDP) for the campus and non-campus lands, which includes master planning and engineering work. They are also updating their urban design plan and preparing a market study for the University District Lands that are intended to compliment the feasibility study. The overall scope will include the preparation of two development scenarios and a financial performance. This will lead to a preferred development plan concept and final summary report. It will serve as a guide for TOD opportunities and identify potential phasing, timing, investments needed in key infrastructure to support future development, and potential long-term revenue generating uses. The end goal is to help the university with future growth and delivery of new housing in compact, mixed-use development.

- **Kailua-Kona Transit Hub Planning, COH Mass Transit Agency with DAGS; \$400,000**

John Andoh said this effort is based on the Transit and Multi-Modal Transportation Master Plan adopted in 2018. They are currently working on an update to include a hub-and-spoke system around the island, rebuilding ridership, and implementing multimodal opportunities to better connect transit with the community. As part of the project, they are planning to do a site review of multiple locations and, along with DAGS, do an assessment of how the State Kailua-Kona Civic Center could be co-located with the transit hub. The project will identify three preferred sites, provide 30 percent design, conduct an environmental review, and hold public meetings. Also, they are interested in locating a transit base yard nearby. David DePonte showed possible vacant State lands that could be used for both facilities. As mentioned in State Kailua-Kona Civic Center presentation earlier, DAGS would like to consolidate many of the State office spaces leased along the Kona coastline. The transit routes are currently "hubbing" at the Kona Commons Target location where riders can connect to other locations. These will eventually hub at this new transit hub. They see this as excellent opportunity for transit riders to use the hub/civic center to access State services. In addition, there is a potential for employees who work there to utilize Hele-On as a means to get to and from work. They want to design it to encourage people to use transit and other multi-modal opportunities.

- **Waimea 400 Affordable Housing Master Plan, COK Housing Agency; \$425,000**

Adam Roversi said the County of Kaua'i recently acquired the 400-acre parcel primarily to provide affordable housing. The Planning Department has already conducted a six-month master planning process. Approximately 42 acres is currently designated for housing. This project entails taking a more detailed master planning process including the necessary pre-development work such as environmental assessment, cultural studies, traffic studies, preliminary design plans, etc. It is estimated that the site will construct approximately 200

single and multi-family units. The area is next to the Waimea Middle School, Waimea Athletic Park, 32 Habitat for Humanity single family homes, and a hospital. When built, it will connect Waimea and Kekaha with a multi-use path. The highway has no pedestrian access nor safe bike routes. In addition, it will connect the school, bus infrastructure, and town core in a pedestrian friendly way. The goal of the master planning process is to make it “shovel ready” when future funding becomes available.

- **Kīlauea Town Affordable Housing Master Plan, COK Housing Agency; \$375,000**
(Project was presented earlier under Agenda item #5a Projects Proposed for Inclusion in the State TOD Strategic Plan)

7. **Standing Report—Agency Updates on TOD Projects in *State Strategic Plan for Transit-Oriented Development***

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.

Iseri-Matsubara asked TOD Council members to report on key activities related to projects listed in the State Strategic Plan for TOD.

a. State and County Projects—Hawai'i
HPHA

- Lanakila Homes/Complete Streets/Multi-Modal Improvements
Auger reported that the contract has been awarded and notice to proceed has been issued. They just had their initial kickoff meeting on September 8, 2022.
- Pāhoa Transit Hub
Andoh said that they asked SSFM to start the planning work. Also, a workplan has been submitted to the parties. They are beginning to create a framework for the outreach and review of the sites.
- Ka Hui Na Koa Kawili Affordable Housing
Iseri-Matsubara noted that the financial close of the project is probably going to be in October 2022.

b. State and County Projects—Kaua'i

- Līhu'e Old Police Station/Civic Center TOD Proof of Concept
Kinimaka stated that the project is still in its initial phases.
- Pua Loke Affordable Housing
Roversi reported that the project was completed some time ago and has been fully occupied for about a year providing 53 workforce housing units.
- Lima Ola Workforce Housing Development
Roversi explained they have completed phase 1 infrastructure. It will provide 155 affordable housing units (111 multifamily rental and 38 for sale). RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is going to be a 40-unit senior housing project which will be developed by

the Ahe Group. Building permits have been submitted and groundbreaking is expected to be by the end of 2022/early 2023. Another is a 45-unit workforce housing rental project. Both developments will have the same developer and schedule. The County of Kaua'i is going to be developing a 26-unit supportive, rental housing project utilizing the State 'Ohana Zone Program. This will house homeless individuals with onsite supportive services. They are hoping to publish a RFP to construct 38 single family homes to close out phase 1. In addition, Roversi has submitted permits to build a community center and public park which will serve current and future phases. They are planning to issue the notice to proceed for construction and engineering drawing for phase 2.

- Mahelona State Hospital/TOD Master Plan
Roversi said the master planning process is still ongoing. The environmental work will begin after the master plan is completed.
- c. State and County Projects—Maui
 - West Maui TOD Corridor Plan
Eaton reported that they are well-underway with the project.
- d. State and County Projects—O'ahu
DHHL
 - Ka'uluokaha'i Increment II-A, Multi-Family/Commercial
Darrell Ing reported that the RFP is scheduled to go out in late 2022 to develop a 130-unit, single-family residential project. The contract was awarded, but they are waiting for the certification by DAGS. The TOD Project is still on hold. They have to resolve some issues with the Land Court and expired Abutilon preservation plan.

UH

- UH West O'ahu University District
Shibata said Bonnie Arakawa is working on the Urban Design Plan Update project. They are finalizing terms with the consultant.

DLNR

- East Kapolei Master Development Plan
Iseri-Matsubara stated that a draft EISPN was supposed to have been issued a month ago. Also, she asked if the request to release funds was approved by the Governor. She asked if OPSD can follow up with DLNR on these items.

HPHA

- Pu'uwai Momi/Conceptual Master Plan
Iseri-Matsubara asked about the status of their 2021 TOD CIP Award considering the recent decision. Edwards explained that the award is still active, but OPSD needs to discuss with HPHA on how they wish to proceed.

HHFDC

- 690 Pohukaina
Dean Minakami announced that Highridge Costa was selected by the HHFDC Board for the project, which will provide 631 units for households earning 30 to 120 percent AMI.

- Iwilei-Kapālama Infrastructure Master Plan
Minakami said the draft master plan was completed, but they are still waiting for comments from the City. They are hoping to finalize it soon.
- Liliha Civic Center Mixed-Use
Minakami reported that this is a collaboration between DAGS and HHFDC. The master plan is mostly complete and the EISPN was published earlier this year. A consolidated master plan combining both Iwilei-Kapālama Infrastructure and Liliha Civic Center Master Plans will be published at the same time.
- Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)
Minakami mentioned that HHFDC has executed a lease for the Judiciary for the Juvenile Service Center portion.

City

- Iwilei-Kapālama Infrastructure Master Plan
Rue noted that they are working to finalize the comments on the draft.

8. Announcements

- Evans announced that OPSD will email all of the TOD Council agency representatives to ask for their update of the project information in the TOD Project Fact Sheets and in Appendix A in late October. The Appendix A project table is included in the TOD Council Annual Report to the Legislature and public. OPSD staff notes the changes when it is provided to the Council, but would like to be sure that it is as up-to-date as possible before the Annual Report is finalized. The updated TOD Project Fact Sheets will be appended to the TOD Strategic Plan posted at the TOD Council webpage, so that they accurately reflect the status of projects.
- Next meeting and preliminary agenda items are:
November 18, 2022
 - Presentations by Counties of Kaua'i and Hawai'i
 - Action: Draft Annual Report review and acceptance
 - Action: Delegation of Testimony Authority to Co-Chairs for the 2023 Legislative Session
 - Possible CIP Budget Items for FY 2024
January 20, 2023
 - TOD-Related Legislative Proposals and Other TOD Project CIP Requests for 2023 Legislative Session
 - Standing Reports

9. Adjournment

There being no further business, the meeting was adjourned at 11:35 a.m.

Note: All meeting materials are posted at <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.

Guests/Attendees: Adam Roversi, COK

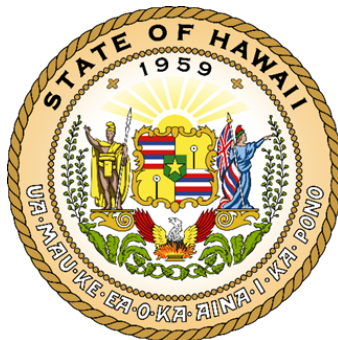
Alan Clinton, COK
Allison Rettig, COK
Andrew Tang, HPHA
Carly Ayukawa, Hawai'i State Energy Office (HSEO)
Charlyn Ontai, HCDA
Cyrene Farrar, HSEO
David Arakawa, Land Use Research Foundation (LURF)
David Kobayashi, OPSD
Derek Wong, DLNR
Franz Krainz, City DPP
Garet Sasaki, HCDA
Harry Yada, COH Office of Housing and Community Development
Kaitlin Pollman, DOH
Kaleo Chang
Katy Pacheco, Office of Representative David Tarnas
Katia Balassiano, City DPP
Kevin Auger, HPHA
Kiana Otsuka, HSEO
Lia Kamana
Malia McDonald
Mike Nishimura, Bowers and Kubota
Megumi Nakayama, OPSD
Nancy McPherson, DHHL
Nathalie Razo, PBR Hawai'i
Nickie Shintani
Tim Streitz, City DPP
Tommy Hua

DRAFT

See separate attachment to
review entire draft document.

Hawai'i Interagency Council for Transit-Oriented Development 2022 Annual Report

REPORT TO THE THIRTY-SECOND LEGISLATURE
REGULAR SESSION OF 2023



Prepared pursuant to Hawai'i Revised Statutes § 226-63(b)(9) by
Office of Planning and Sustainable Development
and
Hawai'i Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawai'i

December 2022

POSITIONS FOR CO-CHAIR TESTIMONY ON BEHALF OF TOD COUNCIL

There are numerous TOD-related measures that are taken up by the State Legislature, and to a lesser extent, County Councils that affect TOD and the TOD Council. A general summary of the types of legislative measures, along with the proposed TOD Council positions as follows:

1. Strategic Plan and TOD project appropriations
Position: Support measures for implementation of the TOD Strategic Plan and appropriations for TOD Projects in the Strategic Plan, provided that passage of any appropriations does not replace or adversely impact priorities indicated in the Executive Budget.
2. Administration bills related to the duties and administration of the TOD Council.
Position: The TOD Council, through the Co-chairs, should provide supporting testimony on administration bills related to the duties and administration of the TOD Council.
3. Measures which propose to give the TOD Council additional resources or powers.
Position: Support the intent provided that its passage does not replace or adversely impact priorities indicated in the Executive Budget; and/or support expanded capacity or powers provided they are in line with the TOD Council's mission and do not impair existing programs.
4. Measures which propose to revise the TOD Council's existing programs.
Position: Oppose revisions that impose restrictive requirements that negatively impact the financial feasibility of projects or the program itself. Support revisions that provide greater flexibility in meeting the TOD Council's mission.
5. Measures which propose to diminish the TOD Council's resources or powers.
Position: Oppose.
6. Measures which relate to TOD.
While the TOD Council generally does not testify on measures that do not impact the TOD Council, legislators may ask the TOD Council for testimony on other transit-oriented development measures.
Position: None; however, provide information.

AGENCY TOD Project Fact Sheet

O-41

16-Nov-22

1	Agency	Hawai‘i Public Housing Authority		
2	Transit Station/Bus Stop	Kahauiki (Kalihi Transit Center/Middle Street)		
3	Project Name	Kūhiō Park Terrace Low-Rises and Kūhiō Homes		
4	Street Address	1475 Linapuni Street, Honolulu, HI 96819		
5	Tax Map Key/s	TMK (1) 1-3-039: 008 TMK (1) 1-3-039: 006 TMK (1) 1-3-039: 003		
6	Land Area (acres)	9.78 acres (overall site is 31.1 acres)		
7	Zoning	A-2 (Current). 201H-38 approval granted certain exemptions under LUO		
8	Fee Owner	Hawai‘i Public Housing Authority (HPHA)		
9	Lessee/s	TBD upon financial closing		
10	Current Uses	Public housing, community center, elementary school		
11	Encumbrances (if any)	U.S Department of Housing and Urban Development Declaration of Restrictive Covenants		
12	Summary Project Description	Redevelopment with the objective of one-for-one replacement of the existing 174 public housing units and introducing approximately 476 additional units of affordable housing to the site.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Sewer & water availability; soil contamination & toxic substances present.		
14	Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
		Groundbreaking Q1 2024 or sooner subject to permitting		
15	Project Status	Planning		
16	Consultant/ Contractor/Developer	Developer: The Michaels Organization & Hawai‘i Public Housing Authority Consultants: Lowney Architects, PBR Hawai‘i, Gray Hong Nojima Engineering, DTL Community Outreach.		
17	Project Cost Estimate/s <i>Ctrl + Tab to enter under headings >\$</i>	Planning	Design	Construction
		TBD	TBD	TBD
18	Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	Planning	Design	Construction
19	Contact Person (Name, Email Address)	Kevin Auger, Redevelopment Officer, kevin.d.auger@hawaii.gov		
20	Attachments OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports link to webpage: link to webpage:			

KŪHIŌ PARK TERRACE LOW-RISES AND KŪHIŌ HOMES

In 2011, the HPHA entered into a public-private partnership with The Michaels Organization (TMO) with the objective of undertaking a comprehensive revitalization of the Kūhiō Park neighborhood, a 22-acre community with a high concentration of public housing located in the Kalihi area of O`ahu, just west of downtown Honolulu. The revitalization of the Kūhiō Park neighborhood has been staged in two main phases. The first phase undertook the revitalization of Kūhiō Park Terrace, which has been completed. The second phase will undertake the redevelopment of Kūhiō Park Terrace Low-Rises and Kūhiō Homes. The proposed redevelopment plan builds off the Final Kūhiō Park Neighborhood Transformation Plan (“Transformation Plan”) that was funded by a \$300,000 Choice Neighborhoods Initiative (CNI) grant provided by the U.S. Department of Housing and Urban Development (HUD) and completed in October 2014.

The Kūhiō Park Terrace Low-Rises and Kūhiō Homes, constructed in 1965 and 1953, respectively, are located adjacent to one another, along Linapuni and Ahonui Streets and contain a total of one hundred seventy-four (174) units of federally subsidized low-income public housing. In 2020, HPHA and Michaels entered a Restated and Amended Master Development Agreement and are now moving forward with Phase II. The project’s 201H-38 application was approved by the City and County of Honolulu City Council on November 2, 2022, as Resolution 22-240, CDI. NEPA Environmental Review and Historical Preservation reviews are underway. Phase II of the redevelopment effort will be undertaken in three separate construction phases. A building permit for the first phase of construction of 266 units was submitted on November 7, 2022.



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

(as of 9/30/22)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 ('000s)	FY22 ('000s)	FY23* ('000s)	2022 Project Status
East Kapolei	0-01	DHHL	East Kapolei	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Pre-Planning		\$ 5,132 (por)		2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband. RFP to go out late 2022. AGs working on Land Court issues. Red Ilima license expired, working with DOFAW to reissue. late 2022 to develop a 130-unit, single-family residential project. Contract was awarded, but they are waiting for the certification by DAGS. The TOD Project is still on hold.
	0-02	UH	East Kapolei, UHWO	UH West Oahu University District	168	Planning		\$ 125	\$ 10,000 (P)	Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands. Contract with the consultant is being finalized. Awarded FY23 TOD CIP Planning Funds to conduct feasibility study.
	0-03	UHWO	East Kapolei, UHWO	UH West Oahu Long Range Development Plan	500	Planning				Coordinating with DOT on Farrington Hwy widening project. UH-Long-Range Development Plan (LRDP) should be done in the next six months. Hiring a consultant to do an updated market study for the campus and non-campus University District lands, which will be included in the LRDP.
	0-04	UHWO	East Kapolei, UHWO	UH West Oahu TOD Infrastructure		Pre-Planning				No update.
	0-05	UHWO	UH West Oahu, LCC, HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Pre-Planning				No update.
	0-06	DLNR	UH West Oahu	East Kapolei Master Development Plan	175	Planning		\$ 300		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; consulting work to start in early 2022. Draft EISPN should be issued in about a month. DLNR outreach to area legislators and additional government and private stakeholders. Request to release funds for the Urban Design Plan pending.
	0-07	DOE	Hoopili	East Kapolei High School	45	Planning			\$ 100 (P) 355,000 (fed \$)(P/D/C)	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project.
	0-38	HDOT	UH West Oahu, Hoopili	Farrington Highway Widening	45	Design	\$ 100,000	\$ 25,000	\$ 20,000 (L) 75,000 (C)	DOT confirmed it is going to be three lanes with one being a shared turn lane; this provides more room for bike lane & pedestrian walkways & avoids relocation of utilities. Construction to be done in one phase. Project to go out for bid on Aug 10, 2022. DOT will award the project on October 17 with a NTP on November 4, 2022. Leg approved \$95 million in 2022 for land acquisition and construction.
	0-40	HCDA	Kualakai/East Kapolei; Keoneae/UH West Oahu; Honouliuli/Hoopili	East Kapolei Neighborhood TOD Parking Infrastructure Plan	1500	Pre-Planning				Added to Strat Plan in Sept 2022

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(as of 9/30/22)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 ('000s)	FY22 ('000s)	FY23* ('000s)	2022 Project Status
	0-08	HPHA	West Loch	Waipahu I and Waipahu II Redevelopment	1	Pre-Planning				No change in status.
	0-09	HHFDC/DAG	Waipahu Transit	Waipahu Civic Center TOD Project	10	Pre-Planning				No change in status.
	0-10	HPHA	Waipahu Transit	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning				No change in status.
	0-11	UH-LCC	Leeward Comm	UH Leeward Community College TOD Master	50	Pre-Planning				No update.
	0-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Pre-Planning				No change in status.
Halawa-Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning		\$ 170,000	\$ 350,000 (P/D/C/E)	RFQ/P for Real Estate P3 Project issued in Oct 2021; short-list of offerors to be selected in early 2022. Contracts for both P3 projects anticipated to be awarded by end of 2022. Final programmatic EIS is scheduled for publication after Gov acceptance. DAGS is working with short-listed development teams with BWS and ENV to address zoning, wastewater, portable water. Leg approved \$350 million for stadium and \$50 million to Stadium Authority for operating costs including development planning in 2022.
	0-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	12	Planning		\$ 400		\$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 to do a Phase 1 HPHA environmental assessment for the site with the City's EPA brownfields grant money. The City already has a consultant on board to do the work for HPHA.
	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning				Feasibility report completed Sep 2019; no change in status.
	0-16	PSD/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Pre-Planning			\$ 15,000	Redevelopment requires relocation of OCCC to new Halawa facility & relocation of DOA quarantine facility from Halawa site. RFI for developer for new facility in Halawa issued in 2021; preparing RFQ for issuance in early 2022. Funding for design was not approved in 2022, but will be requesting funding next year. Planning process will continue.
	0-17	HPHA	Kalihi	Kamehameha Homes	16	Pre-Planning				Kamehameha and Kaahumanu Homes awarded FY23 TOD CIP Planning Funds to do master planning.
	0-18	HPHA	Kalihi	Kaahumanu Homes	7	Pre-Planning				Kamehameha and Kaahumanu Homes awarded FY23 TOD CIP Planning Funds to do master planning.
	0-19	DHHL	Kapalama	Kapalama Project Conceptual Plan	5	Pre-Planning				Feasibility report completed Sep 2019; tenant lease expires in 2045; no change in status.
	0-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning				TOD Study completed Mar 2019; no update.
	0-21	HPHA	Kapalama	School Street Administrative Offices Redevelopment	12	Plan/Design	\$ 2,500	\$ 40,000		State EIS completed 2017; 201H applic approved Nov 2020; LIHTC funds approved by HHFDC in Oct 2021. Partner applied for extension on groundbreaking to Aug 2023. Pursuing subdivision and final permits in the meantime. Financial closing in Aug 2023.

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

(as of 9/30/22)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 ('000s)	FY22 ('000s)	FY23* ('000s)	2022 Project Status
Iwilei-Kapalama	0-39	HHFDC	Iwilei, Kapalama	State Iwilei Infrastructure Master Plan	34	Planning				Consultant study of infrastructure requirements for affordable housing in area underway; EISPN issued in March 2022; completion of EIS in 2023. Infrastructure report completed in April 2022.
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Planning				State EIS completed; NHPA/NEPA clearance pending; completing master planning & design work to move project forward. RFP for master developer to be issued 1st quarter 2022. RFQ to go out soon.
	0-23	HHFDC/DAGS	Iwilei	Liliha Civic Center Mixed-Use Projects	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 March 2022. A consolidated master plan combining both Iwilei-Kapalama Infrastructure and Liliha Civic Center Master Plans is almost completed and will be published at the same time.
	0-24	HPHA	Iwilei	Kalanihua Homes	2	Pre-Planning				No change in status; project included in State Iwilei Infrastructure Master Plan underway.
County of Honolulu	0-25	HHFDC	Kakaako	690 Pohukaina	2	Planning				Site plan to include housing & elementary school. EISPN published in March. Highridge Costa was approved by the HHFDC Board. They proposed to construct 631 units for households earning 30 – 120 percent AMI.
	0-26	DOE/HHFDC	Kakaako	Pohukaina Elementary School	2	Planning				HHFDC-DOE MOU executed for joint housing & school development project; working with HHFDC on school programming requirements. HHFDC is interviewing developers for housing development.
	0-27	HCDA	Kakaako, Civic Center	Nohona Hale	0.24	Completed				Completed 2020; 111 units fully occupied; 30-60% AMI; total dev cost \$51.425M.
	0-28	HCDA	Kakaako	Ola Ka Ilima Artspace Lofts	0.69	Completed				Completed 2020; 84 units fully occupied; 30-60% AMI; total dev cost \$51.39M.
	0-29	HCDA	Ala Moana	Hale Kewalo Affordable Housing	0.62	Completed				Completed 2019; 128 units fully occupied; 30-60% AMI; total dev cost \$60.82M.
	0-30	HHFDC/JUD	Ala Moana	Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)	1.5	Completed	\$ 87,600			Project completed; opening in May 2022; occupancy underway. HHFDC executed a lease with the Judiciary to convey the Juvenile Service Center portion.
	0-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning				No change in status.
	0-32	HHFDC/CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan	581	Planning	\$ 500,000			City working with HHFDC on State Iwilei Infrastructure Master Plan. Draft completed, but still waiting on a few agencies for comments.
	0-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	3	Plan/Design	\$ 130,000			Land acquisition complete; EA, planning & design in process. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP.
	0-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Design	\$ 175,000			Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies.

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(as of 9/30/22)

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

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City & Co	0-35	CCH	Chinatown	Chinatown Action Plan		EA/Design		\$ 7,000		Kekaulike Mall Improvements EA & design nearing completion; street repaving completed & bulbouts made permanent. Kekaulike construction to start fall 2022.
	0-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan		Planning				Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning.
	0-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Planning				Master Plan completed; project on hold for now.
County of Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning				DAGS contract awarded to UHDC for TOD proof of concept work to determine optimal use of site & other State parcels in area; discussion with potential stakeholders, preliminary concepts to begin early 2022. They are planning to do outreach to all stakeholders to develop a master plan.
	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		Planning		\$ 350		Awarded FY22 TOD Planning grant for conceptual master plan; contract with State executed preceding development; proceeding with scope of work & procurement of consultant services pending.
	K-15	COK	Lihue	Lihue Civic Center Mobility Plan		Planning	\$ 250			Awarded FY21 TOD Planning grant for mobility plan; contract executed with State. Expected to take 12 months. Charettes took place in late June. Nelson/Ngaard is continuing to gather data and reaching out to stakeholders, including use of a survey.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed				Construction of 134 units complete; all units leased.
	K-04	COK/KHA/H HFDC	Eleele	Lima Ola Workforce Housing Development	75	Construction				Infrastructure for Phase 1 (145 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is going to be a 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected to be by the end of 2022/early 2023. Another is a 45-unit workforce housing rental project. Same developer and schedule for development. County of Kaua'i is going to be developing a 26-unit supportive, rental housing project utilizing the State 'Ohana Zone Program. This will house homeless individuals with onsite supportive services. They are hoping to publish a RFP to construct 38 single family homes to close out phase 1. In addition, Roversi has submitted permits to build a community center and public park which will serve current and future phases. They are planning to issue NTP for construction and engineering drawing for phase 2.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Student	197	Pre-Planning				No update.
	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 Complete Streets Improvements		Design				Environmental work complete; final design funded; design to proceed soon.

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(as of 9/30/22)

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

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County of Kauai	K-08	HHSC/COK	Kapaa	Mahelona State Hospital/TOD Master Plan	34	Planning	\$ 550		\$ 380	Revision of conceptual master plan to consider adjacent State properties/facilities underway; programmatic EIS being prepared; master plan to be completed in 2022 & EIS in 2023. 2022 Legislature appropriated \$380,000 to EIS to start work on entitlement (Class IV zoning permit) and determine whether to subdivide or CPR the lots. In June 2022, held community mtg to look at alternatives; preferred alternatives in a month or two. Consultant will be going out for more input. Funds appropriated by the 2022 Legislature for State contribution to the Wailua-Kapaa water system improvements needed to support redevelopment total cost about \$10 million. After the master plan completed, they will start on the infrastructure improvements.
	K-09	COK/DPW	Mahelona	Kawaihau/Hauaala/Mailihuna Road Complete Streets & Safety Improvements		Construction				Notice to proceed issued to construction contractor; construction getting underway; improvements scheduled for completion in 2022.
	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects (fka Poipu Rd Multi-modal Improvements)		Plan/Design				Final design underway; seeking additional \$3.3M in federal funds; RAISE grant award decision pending.
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Planning				Included in Poipu Rd Safety Project, ongoing consultation with Poipu Rd Project team to confirm inclusion of strategically located, accessible, ADA-compliant bus stops with passenger shelters. Implementation/operational budget to be defined by end of Mar 2022.
	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.
	K-13	COK/PD/KHA	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	34	Planning				Conceptual master plan completed. Awarded FY23 TOD CIP Planning Funds to do master planning for affordable housing.
	K-16	COK/KHA	Kilauea Gym/Anaina Hou Park-n-Ride	Kilauea Town Affordable Housing Expansion	48	Planning				Added to Strat Plan in Sept 2022. Awarded FY23 TOD CIP Planning Funds to conduct master planning for affordable housing.
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		Planning				Received US EDA grant for Puna Region; RFP process begun for preparation of programmatic EIS of feasibility & site analysis for various locations in Puna District, including Keaau. Will require additional funds for final EIS, design & construction.	

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

(as of 9/30/22)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 ('000s)	FY22 ('000s)	FY23* ('000s)	2022 Project Status
County of Hawaii	H-13	COH	Pahoa	Pahoa Transit Hub		Planning		\$ 350		Awarded FY22 TOD CIP Planning grant for site selection, conceptual master plan. Kick-off meeting held on July 15, 2022. Finalizing MOA with HSPLS. Working with HSPLS to look at co-locating public library in a transit hub. Consultant SSFM will be responsible for doing a site selection analysis based on 11 sites, an environmental assessment, and public meetings. Will put together a report and recommendation to purchase property, if needed. Contract amendment with OPSD to add \$350,000 in funds to the Hawai'i State Public Library System (HSPLS) for co-location of the Pāhoā Public Library pending.
	H-03	COH	Hilo	Prince Kuhio Plaza Affordable Housing	7	Pre-Planning				No change in status.
	H-04	COH	Hilo	Prince Kuhio Plaza Transit Hub	7	Pre-Planning				No change in status.
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	7	Construction		\$ 49,000		Project funded (HTF/HOME/LIHTC/HMMF/RHRF); Affordable Housing Agreement completed; easements approved by Council; OHCD completing subsidy documents for closing; developer (HKI Kawili LLC (EAH Housing)) financial close in October 2022; construction to begin thereafter; scheduled completion 2023.
	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		Planning	\$ 550			Awarded FY21 TOD CIP Planning grant; procuring consultant services for preparation of revised master plan for Phase III & County multi-modal/Complete Streets improvements; consultant selected; NTP issued. Scheduled completion in 2023.
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning				No change in status.
County of Hawaii	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	TBD	Pre-Planning				Added to Strat Plan in Sept 2022
	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, final report in early 2022; will need funding for EA, design, construction; design & construction to start late 2022. Contracting with SSFM to work on the transit hub and base yard expansion projects. The work will include a site selection, Title VI and environmental analyses, and 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 a nearby baseyard.
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Des/Constr				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.

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(as of 9/30/22)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	FY21 ('000s)	FY22 ('000s)	FY23* ('000s)	2022 Project Status
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Pre-Planning				Phase 1 complete; infrastructure issues, including water supply, need to be addressed for future phases.
	H-12	HHFDC/COH	North Kona	Kukuioia & Village 9 Affordable Housing	36	Plan/Des/Constr				County is master planning Kukuioia Village/Village 9 & access road; requested \$5M COH CIP for design/construction of Phase 1 of Kukuioia Village for emergency housing 2021-2022. HHFDC to develop Village 9 parcel.
County of Maui	M-01	HHFDC/COM	Lahaina	Villages of Lealii Affordable Housing	1033	Plan/Design				Securing entitlements & financing for Keawe Street Apts at the Villages of Lealii; scheduled start in 2022; groundbreaking was in July 2022 for the Kaiāulu o Kūku'ia complex.
	M-06	COM	West Maui	West Maui TOD Corridor Plan		Planning	\$ 500			Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard selected as consultant. Project kicked off. It will be merged with the West Maui Greenway Project.
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex (fka Kane St AH)	6	Planning	\$ 200			Final EA published in May 2022; HHFDC RFP for master planning/development of affordable housing to be issued in Summer 2022. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; scheduled completion end of 2022. Contract awarded to hierarchy llp. Kick-off mtg held on 6/22.
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	\$ 2,300	\$ 500		Project delayed due to supply chain issues; contractor started to install prefabricated building. County to hold public meetings on expanding transit routes & increasing number of transit stops in region.
	M-04	DAGS/HHFDC	Wailuku	Wailuku Courthouse Expansion	3	Plan/Design				HHFDC funded preparation of a programmatic EA for the former Post Office site; initial DEA published for HHFDC is being revised for publication under DAGS. Funding required for planning, design, construction in phases over 10-yr period; request for funding in 2022 legislative session; planning anticipated to start late 2022.
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Pre-Planning		\$ 225		Awarded FY22 TOD CIP planning grant for master planning & environmental reviews. RFP for pre-master planning pending.
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Completed				Plan serves as TOD Pilot Area and studies being used for TOD Infrastructure Financing Study.
	M-08	COM	South Maui/Kihei	South Maui TOD Corridor Plan		Pre-Planning				Pending funding; South Maui CP update underway; TOD Plan to build on CP.

9-Sep-22

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Hawaii Interagency Council for Transit-Oriented Development

2023 Meeting Schedule

(Typically, the 3rd Friday of each month)

9:30 am to 11:30 am

Video Teleconference

– Subject to Change –

Friday, January 20, 2023

Friday, February 17, 2023

March 2023 - NO MEETING

Friday, April 21, 2023

May 2023 - NO MEETING

Friday, June 16, 2023

Friday, July 21, 2023

August 2022 - NO MEETING

Friday, September 15, 2023 (TENTATIVE)

October 2023 - NO MEETING

Friday, November 17, 2023

December 2023 - NO MEETING

Friday, January 19, 2024