

**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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	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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<b>Iwilei-Kapalama</b>	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 Project	4	Planning				Preliminary master planning of site, preparing site plan & cost estimates; preparation of EIS in 2022 concurrent with State Iwilei Infrastructure Master Plan EIS. Liliha Civic Center/Iwilei Infrastructure Master Plan EISPN published in 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.
<b>County of Honolulu</b>	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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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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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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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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	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.
	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.

County of Maui

9-Sep-22

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