

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 70
NOTICE OF MEETING AND AGENDA
Friday, April 11, 2025
9:30 – 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/82188205130?pwd=3aIixJ3vJ8kgFjsuvVg0HVmVWB0Hft.1>

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

Meeting ID: 821 8820 5130

Passcode: 297028

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of February 21, 2025 Meeting**
3. **East Kapolei TOD Area Planning and Implementation Updates**

a. ***City TOD Zoning***

City and County of Honolulu East Kapolei Neighborhood TOD Plan—TOD Special District and TOD Zoning

Tim Streitz, City Department of Planning and Permitting

b. ***TOD Areawide Infrastructure Planning***

East Kapolei Infrastructure Implementation Master Plan (EKMP), Office of Planning & Sustainable Development / Hawai'i Community Development Authority

Megan Holder, Jacobs Engineering Group, and Brandon Soo, Office of Planning and Sustainable Development (OPSD)

The presentation will offer an update on the work being done to identify and prioritize regional wastewater, water, drainage, electrical, telecom, and transportation improvements required to maximize housing and development potential. The project will also identify costs, sequencing, funding and financing sources, and delivery mechanisms for the most cost-effective infrastructure investments.

c. **TOD Projects**

- **East Kapolei TOD Urban Design Plan, Department of Land Natural Resources (DLNR),**
Ian Hirokawa and Lauren Yasaka, DLNR
The presentation will provide the final conceptual urban design plan for DLNR East Kapolei parcels in East Kapolei, O‘ahu: one adjacent to the Keone ‘ae Rail Station; the second situated mauka and east of the Kualaka‘i Parkway and Farrington Highway intersection; and third parcel along Farrington Highway and west of Kualaka‘i Parkway.
- **University of Hawai‘i West O‘ahu (UH-WO) University District Lands Projects**
Michael Shibata, UH
 - UH / Hawai‘i Community Development Authority (HCDA) Roadway Project
 - Mixed-Use Housing RFP
 - Private Film Studio
 - UH-WO Urban Design Plan

4. **TOD-Related Budget Requests for Recommendation to the 2025 Legislature**

Update on the list of TOD-related budget requests for Fiscal Year 2025-2026 recommended by the TOD Council for funding by the 2025 State Legislature.

5. **TOD-Related Legislative Proposals in the 2025 Legislative Session**

Report on TOD-related bills and resolutions in the 2025 legislative session with impact on the TOD Council and the performance of its duties. An updated list of bills being tracked is included in the meeting materials packet.

6. **Standing Report—Agency Updates on TOD Projects in the State Strategic Plan for Transit Oriented Development (Time Permitting)**

Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in “Appendix A. TOD Project Status and Funding Reported to TOD Council,” in the meeting materials packet. Note that this is ‘opt-in’ for those agencies that have activities to report.

a. **State and County Projects—O‘ahu**

- East Kapolei
- Hālawā-Stadium
- Iwilei-Kapālama

b. **State and County Projects—Kaua‘i**

c. **State and County Projects—Hawai‘i**

d. **State and County Projects—Maui**

7. **Announcements**

- a. Hawai‘i Congress of Planning Officials (HCPO) Conference, August 27-29, 2025, Hilton Hawaiian Village, Waikiki, O‘ahu

b. **Next Meeting and Preliminary Agenda Items for Future Meeting**

- i. May 2025 No Meeting
- ii. June 20, 2025 Presentation: OMPO Multimodal Accessibility Assessment (tentative)
Presentation: Pāhoa Transit Hub/Pāhoa Library

Presentation: Maui MPO Long Range Transportation Plan
(tentative)
TOD-Related Budget Requests and Legislative Proposals
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements – HCPO 2025 Update

- iii. July 18, 2025 Presentation: OMPO State Government TDM Study/HSEO
TDM Study Results from Neighbor Islands (tentative)
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements – HCPO 2025 Update

c. Other

8. 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

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.

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. The TOD Council requests that written testimony be received by Tuesday, April 8, 2025, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

If you need an auxiliary aid/service or other accommodation due to a disability, contact Carl Miura at carl.y.miura@hawaii.gov or 808-587-2805 as soon as possible. Requests made as early as possible will have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 69
Friday, February 21, 2025
9:30 am

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

[https://files.hawaii.gov/dbedt/op/lud/20250221TODMtg/GMT20250221-193334_Recording_1920x1080%20\(1\).mp4](https://files.hawaii.gov/dbedt/op/lud/20250221TODMtg/GMT20250221-193334_Recording_1920x1080%20(1).mp4)

Members/ Designees Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Scott Glenn, Office of the Governor Gordon Wood, Department of Accounting and General Services (DAGS) Audrey Hidano, Department of Education Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Ryan Tam, Hawai'i Community Development Agency (HCDA) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Luke Evslin, House of Representatives Senator Chris Lee, State Senate Tim Streit, City and County of Honolulu (City) Scott Forsythe, County of Maui (COM) Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Ryan Yamane, Department of Human Services (DHS) Ed Sniffen, Department of Transportation (DOT) Mayor Kimo Alameda, County of Hawai'i (COH) Mayor Derek Kawakami, County of Kaua'i (COK) Cathy Camp, Business Community Representative Laura Kodama, Developer Representative</p>
Other Designees/ Alternates Present:	<p>Seiji Ogawa, OPSD Randy Chu, HHFDC David DePonte, DAGS Harold Alejandro, DCR Ben Park, HPHA Kauanoë Batangan, COM</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:33 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of January 17, 2025 Meeting**

The January 17, 2025 TOD Council meeting minutes were approved as circulated.

4. **Action Item: TOD-Related Budget Requests for Recommendation to the 2025 Legislature**

Evans explained that pursuant to statute, the TOD Council annually reviews and transmits its endorsement of these TOD-related budget requests to the State Legislature. Several legislators have already asked for it during hearings and meetings. Seiji Ogawa added that the staff reviewed the proposals in Executive Budget HB 300 (companion SB 473) for FY 2026. The following TOD-related requests that staff identified were listed in the meeting agenda and in the draft letter in the meeting materials.

State Budget (HB 300/SB 473)

- HHFDC – Cash Infusion for Dwelling Unit Revolving Fund Infusion, Statewide (BED160); Construction. FY 2026 \$20,000,000
- HHFDC – Cash Infusion for Rental Housing Revolving Fund (RHRF), Statewide (BED160); Construction. FY 2026 \$50,000,000
- HHFDC – Cash Infusion for RHTF Tier II, Statewide (BED160); Construction. FY 2026 \$75,000,000
- OPSD – CIP: State Transit-Oriented Development (TOD) Planning, Statewide (BED144); Planning. FY 2026 \$2,000,000
- OPSD – CIP: East Kapolei TOD Infrastructure, O'ahu (BED144); Planning (EIS Preparation). FY 2026 \$500,000
- HCDA – CIP: UH West O'ahu Infrastructure Phase 2, O'ahu (BED150); Design. FY 2026 \$5,000,000
- HCDA – CIP: Iwilei-Kapālama Community Development District, O'ahu (BED150); Infrastructure Design and Construction. FY 2026 \$12,000,000
- DCR – CIP: New O'ahu Community Correctional Center Facility, O'ahu. (PSD900); Plans, Land Acquisition, Design, and Construction. FY 2026 \$30,000,000
- DLNR – CIP: East Kapolei Transit-Oriented Development Project, O'ahu. (LNR101); Plans and Design. FY 2026 \$500,000
- SFA – CIP: Education Workforce Housing, Various Statewide (EDN450); Plans and Design. FY2026 \$12,000,000

Ben Park requested that the following Hawai'i Public Housing Authority's (HPHA) budget requests be added to the list: Mayor Wright Homes, Phase 1A, \$56 million; and pre-development work including at Lanakila Homes (Hilo) and Ka'ahumanu Homes (Waiakamilo, O'ahu), \$12 million. Kevin Carney also corrected the spelling of the acronym, RHRF, in the list.

It was moved by Scott Glenn and seconded by Wayne Takara to approve the transmittal of the TOD-Related Budget Requests for Recommendation to the Legislature. Motion was approved.

Action: Council approval of Transmittal of TOD Budget Request Recommendations to the Legislature

5. **Informational Presentation: School Facilities Authority Programs of Interest to Transit Oriented Development - Mililani High School Teacher Workforce Housing (Pilot) Project and Statewide Preschool Facilities Program**

Brian Canevari provided an overview of the School Facilities Authority (SFA), which was established during the 2020-2021 legislative session and authorized in the 2022-2023 session to lead initiatives in preschool construction, Central Maui school development, and workforce housing. He described SFA as a dynamic, flexible, strategic, and innovative entity, akin to a startup, and operating as a team of eight professionals, led by Executive Director Riki Fujitani.

SFA's workforce housing initiative is a way to recruit and retain educators. A survey of 1,500 workers found that over 80 percent of the respondents agree that Hawai'i needs to do more to recruit and retain critical workforce members like educators and healthcare workers. In 2023, the legislature allocated \$170 million to build housing at various schools. The amount was later reduced to \$5 million following the Maui wildfires. In 2023, The Wilhelm Group was hired to do a Request for Proposal (RFP) for teacher housing at Mililani High School. An award was made to Pacific Housing Assistance Corporation and WRNS Studio in 2024 for a 65-year lease project to be constructed on the Mililani High School campus using a design-build-finance-operate-maintain model. However, community concerns regarding the proposed site prompted the team to shift the project to another site on Mililani High School, which posed new infrastructure challenges, particularly regarding sewer connections.

SFA is requesting \$12 million in 2026 and an additional \$8 million in 2027 to expand workforce housing across five more sites. These funds will support pre-engineering, RFP development, and legal services necessary for SFA's Development Agreement. He underscored that these requests do not include State contributions for actual housing development, but rather focus on preparatory groundwork to attract development partners. The SFA Board approved a list of selection criteria in September 2024 to determine the Phase 1 sites. The criteria included: teacher housing demand; enrollment to capacity ratio; site, impact on school operations; and roads pathways and public transport.

He added that DOE has conducted a survey on teacher workforce needs. The findings will be publicly released in March 2025. He emphasized that teacher housing demand is substantial, with 22,000 DOE employees, including over 12,000 teachers, in need of affordable housing options. SFA is using the public-private partnership model to provide modern housing facilities with minimal cost to taxpayers. He outlined a tenant selection process prioritizing public school teachers, followed by DOE faculty and staff, and, if necessary, opening remaining units to public sector employees. Referencing San Francisco's teacher housing model, he noted that a recently completed 135-unit project received 8.6 applications per unit, possibly indicating similar demand in Hawai'i. In

preparing for development, SFA is conducting pre-engineering studies, mapping utilities, zoning, and site constraints, and ensuring compliance with regulations, including tsunami zones and special design district requirements. The goal is to reduce the risk to the developer and solicit as many offers as possible. This is similar to how the Kaua‘i County Housing Agency is doing initial work upfront on County housing projects to reduce cost and risk to developers. He has been speaking with the City Office of Housing to develop teacher housing at TOD project sites.

SFA’s other priority is preschool construction. Cullison described efforts to increase statewide preschool capacity through partnerships with various State and county agencies, the University of Hawai‘i system, and private providers. They are collaborating closely with the Lieutenant Governor’s Ready Keiki Initiative, aiming to create about 8,000 new preschool seats. DOE has been allowing them to convert unused kindergarten classrooms to preschool classrooms. Cullison outlined SFA’s strategic site selection criteria. These areas have higher population or lots of jobs that are served by bus or rail. The TOD projects provide a lot of opportunities. He highlighted opportunities for collaboration with housing agencies to integrate preschool facilities within future workforce housing projects, benefiting the community.

6. **TOD-Related Legislative Proposals in the 2025 Legislative Session**

The following bills are being monitored for the TOD Council.

- **HB 1014 /SB 1333 SD1 – Relating to Taxation**
Authorizes the use of county general excise tax surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues.
- **HB 1007/SB 1326 (Dead) – Relating to Hawai‘i Community Development Authority**
Authorizes the Hawai‘i Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the transit-oriented development infrastructure improvement program under the Hawai‘i Community Development Authority. Repeals the transit-oriented development infrastructure improvement district and board. Effective 7/1/3000. (HD1)
- **HB 1409 /SB 1614 SD1 – Relating to Transit-Oriented Development**
Establishes what constitutes transit-oriented development and incentivizes development in county-designated transit-oriented development areas or zones. Prioritizes the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units.
- **HB 742 HD1/SB 489 (Dead) (Sen. Chang)– Relating to Transit-Oriented Development**
Requires the Hawai‘i Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawai‘i West O‘ahu transit-oriented development infrastructure improvement districts on the island of O‘ahu. Effective 7/1/3000. (HD1)

- **HB 1494 – Relating to Sports Facilities**

Lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Hālawā by the Stadium Authority. Transfers certain special fund moneys earmarked for the development of a new stadium in Hālawā to the general fund. Authorizes the issuance of general obligation bonds for a new or upgraded stadium. Renames the Stadium Authority as the Hālawā Redevelopment Authority and the Stadium Development District as the Hālawā Redevelopment District. Amends the powers and duties of the Hālawā Redevelopment Authority. Permits the display of the name of an entity that has purchased naming rights to a stadium operated by the Hālawā Redevelopment Authority on the exterior of a stadium. Effective 7/1/3000. (HD1)

Representative Luke Evslin noted the following bills that were not included in the list:

- **HB 1409** – The proposal defines TOD in HRS Chapter 226 and it would establish a definition of transit-supportive density with three different tiers based on proximity to a rail station or areas TOD density requirements. Permits must be processed ministerially. The bill does not force the counties to comply. Tier II of RHRF mixed-income subaccount will be prioritized for TOD projects that meet the minimum standards.
- **HB 1410** – The bill restructures the conveyance tax to make it a marginal tax rate similar to income tax. The tax rates will be based on value per unit. The bill also includes significant tax increases for high-end, non-owner units, single family occupied, which is expected to raise about \$30 million per year. Eight percent of the total conveyance tax will be allocated to infrastructure within TOD areas. The bill also provides a definition of “transit-supportive density.” In order to receive this infrastructure funding, the project needs to meet the minimum density requirements.
- **HB 738** – The proposal would create an expedited State Historic Preservation Division (SHPD) review process within TOD areas. It sets out a process to work with the counties to identify priority parcels that are of low risk of historic or archaeological findings.
- **HB 742** – This bill died since it was deferred by House Water and Land Committee. It would have required HCDA to do an EIS for infrastructure for Iwilei and West O‘ahu and vertical construction and prevented the need for EISs for every stage of development in the future. In the testimony, HCDA said they are already doing this, so he would be interested in learning about their plans for a comprehensive EIS.

Senator Chris Lee commented on the following proposals:

- HB 1014/SB 1333 (GET Surcharge) – HB 1014 is dead. SB 1333 is alive, but facing opposition.
- HB 1007/SB 1326 – HB 1007 is moving through the House. SB 1326 is dead.
- HB 742 HD1/SB 489 – Both are dead.
- HB 1494 – This bill is moving along.
- SB 1669 – This proposal would create a new agency for transit-oriented areas with the ability to execute projects without a lot of normal restrictions and challenges.

- SB 1263 – The Senate companion to HB 738 for expedited SHPD review was passed by the Senate Judiciary Committee and still moving.

Overall, bills are moving along through the process, but a good number of them will die in about a week. The remaining bills will crossover to the other chamber

HHFDC, HCDA, and OPSD provided information requested by Representative Evslin on the work currently being done that was the subject of HB 742. Dean Minakami noted HHFDC prepared the State Iwilei-Kapalama Infrastructure Master Plan, and the Final EIS for the infrastructure master plan will be published in the next issue of *The Environmental Notice*. The master plan surveyed major property owners in the area to assess what their development plans were. For those owners that did not have any plans, they used the City TOD Plan density to determine the full buildout. Then, the type of infrastructure needed to support buildout was identified and a phasing plan for infrastructure improvements was completed. The next step is to hire a consultant to figure out the timing and financing, including who will be paying for infrastructure improvements. Major projects, like Mayor Wright Homes, hves an EIS to cover the vertical construction. Many projects can qualify for Chapter 343 exemptions for affordable housing. Scott Glenn clarified that the idea behind exemptions is to create an incentive to build up to a preferred height and to have infrastructure in place to support the desired level of density around the rail station.

OPSD reported that it is working on a East Kapolei Infrastructure Implementation Master Plan funded by an appropriation to HCDA. OPSD is managing the project for HCDA. Brandon Soo said that OPSD is requesting \$500,000 to do a programmatic EIS to measure impacts below and above the ground. The study area is about 1,000 acres of State land. Since buildout is not determined, they will look at different scenarios and rely on City TOD Plan density and existing agency plans, which may not be maximum buildout. Jacobs Engineering and OPSD are trying to figure out how to implement delivery of infrastructure and ways to fund and finance it as well. If OPSD's funding request is approved, it will be used to prepare a programmatic EIS on planned buildout. Jacobs Engineering will be doing a presentation on this project in April.

Ryan Tam added that the University of Hawai'i -West O'ahu (UHWO) and the Department of Land and Natural Resources (DLNR) are both working on EISs for their individual projects in East Kapolei. Ian Hirokawa said DLNR is expected to publish their draft EIS later this year. Ruby Edwards pointed out that East Kapolei Infrastructure Master Plan is attempting to stitch together all of these individual studies into one schedule.

Senator Lee suggested that Hawai'i should get a better sense of federal funding impacts by the next TOD Council meeting in April 2024. This will determine how future resources will be allocated. If any agency wants insight on this, he asked that they reach out to him.

6. Standing Report—Agency Updates on TOD Projects in the State Strategic Plan for Transit Oriented Development (Time Permitting)

The following updates on TOD Projects were reported.

a. **State and County Projects—O‘ahu**

- East Kapolei
UHWO University District. Michael Shibata said UH and HCDA are continuing to coordinate efforts on Road B. They are planning to update the Board of Regents on their multiagency approach with HHFDC and HCDA.
- Iwilei-Kapālama
HHFDC Iwilei-Kapalama Infrastructure Master Plan – Randy Chu mentioned that the EIS will be published in the next *The Environmental Notice*.

b. **State and County Projects—Hawai‘i**

- County of Hawai‘i Kukuioia and Village 9 Affordable Housing, Phase 3. Shannon Arquitola reported that the Office of Housing and Community Development hired Group 70 as their consultant. They are hoping to have a kick-off meeting soon.

c. **State and County Projects—Maui**

- HHFDC Front Street Apartment Redevelopment. 142 units was destroyed during the Maui wildfires. HHFDC is expediting development of the project with higher density. The developers, Hale Mahaolu, held a community meeting at Lahainaluna High School, which about 150 people attended and seemed to be supportive.

7. **Announcements**

a. **Next Meeting and Preliminary Agenda Items for Future Meeting**

- March 2025 No Meeting
- April 11, 2025 Presentation: OPSD East Kapolei Infrastructure Implementation Master Plan
Presentation: DLNR East Kapolei Urban Design Plan
Updates from Other Agencies Working in the East Kapolei TOD Area
TOD-Related Budget Requests
TOD-Related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
Announcements
- May 2025 No Meeting

Evans reminded everyone that the next TOD Council meeting will be held on April 11, which is the second Friday of the month. April 18 is Good Friday and a State holiday.

b. **Other**

- O‘ahu Metropolitan Planning Organization (OMPO) invited everyone to “An Evening with Jan Gehl...Cities for People.” Jan is a Danish architect and urban planner who has spent a generation studying behavior patterns in cities. The event will be held Thursday, February 27, starting at 6 p.m. In person and virtual participation options are available. A flyer was enclosed in the meeting packet.

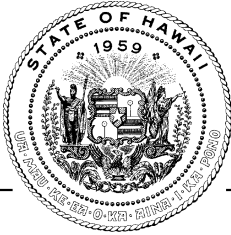
Senator Lee shared that Jan is able to get across complex challenges and concepts into simple explanations that most people can understand. He comes from the perspective of someone living in the community. He highly recommended people attend the presentation.

8. **Adjournment**

There being no further business, the meeting was adjourned at 10:58 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: Brian Canevari, School Facilities Authority (SFA)
Brian Lee, Hawai'i Laborers & Employers Cooperation and Education Trust Fund (LECET)
Cheri Nakamura, SFA
Derek Wong, DLNR
Douglas Cullison, SFA
Franz Kraitz, City DPP
Guest
Harrison Rue
Joseph Kopsky
Justin Menina, DOH
Kelly Ann Fujii, COH Mass Transit Agency (MTA)
Leelynn Brady
Lisa Emerson
Mark Garrity, O'ahu Metropolitan Planning Organization (OMPO)
Martin Anzellini Garcia-Reyes, HCDA
Ren Seguritan
Robert Saito, Office of Council Member Radiant Cordero
Shannon Arquitola, COH Planning Department
Stacey Aldrich, Hawai'i State Public Library System (HSPLS)
Stacie Kaneshige, HSPLS
Tami Whitney, Governor's Housing Team
Tracy Okumura, DOE
Trey's Notetaker
Zac Bergum, COH MTA



HAWAI'I INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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DTS202502131034MI

February 27, 2025

The Honorable Ronald D. Kouchi, Senate
President, and Members of the Senate
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Nadine K. Nakamura, Speaker,
and Members of the House of Representatives
State Capitol, Room 431
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Nakamura, and Members of the Legislature:

On behalf of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) established pursuant to Act 130, Session Laws of Hawai'i 2016, we are pleased to transmit for legislators' consideration a list of transit-oriented development (TOD)-related budget requests recommended for funding, which are included in the proposed Executive Budget (House Bill 300/Senate Bill 473).

The TOD Council is charged with reviewing TOD-related CIP budget requests to the Legislature pursuant to Hawai'i Revised Statutes Section 226-63. At its February 21, 2025 meeting, the TOD Council reviewed and endorsed the following TOD-related CIP and general fund requests for funding by the Legislature for Fiscal Year 2026. The funding requests below will: (1) advance projects that promote TOD around existing or proposed transit stations, or (2) greatly expand funding and financing available for affordable housing, water and wastewater infrastructure improvements, and road improvements in TOD areas. These investments will spur housing production, job creation, and the overall improvement of neighborhoods in these areas. Please note that the revolving funds are available for housing and infrastructure in both TOD and non-TOD areas.

Expending Agency	Summary	Program ID	FY 2026
HHFDC – Cash Infusion for Dwelling Unit Revolving Fund (DURF) Infusion, Statewide	Construction. General fund infusion to HHFDC's DURF to boost financing for affordable housing units. It has multiple uses including funding infrastructure and infrastructure master plans.	BED160	\$20,000,000
HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide	Construction. General fund infusion to HHFDC's RHRF to boost financing for affordable housing units. RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. RHRF provides gap funding, so that they can help people at 30 percent AMI where there is a strong need.	BED160	\$50,000,000

Expending Agency	Summary	Program ID	FY 2026
HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF) Tier II, Statewide	Construction. General fund infusion to HHFDC’s RHRF to build more workforce housing for people who fall between 60-120 percent AMI.	BED160	\$75,000,000
OPSD – State Transit-Oriented Development (TOD) Planning, Statewide	CIP: Plans, feasibility studies, master plans, infrastructure assessments, cost estimation, preparation of environmental review documents as needed to advance TOD priority projects identified in the State TOD Strategic Plan, including support for coordination and collaboration of State and county agencies to plan and implement key projects.	BED144	\$2,000,000
OPSD – East Kapolei TOD Infrastructure, O’ahu	CIP: Funding to prepare a Programmatic EIS for the East Kapolei TOD Infrastructure Implementation Master Plan (in progress), similar to the EIS being prepared for the Iwilei Infrastructure Master Plan.	BED144	\$500,000
HCDA – UH West O’ahu Infrastructure Phase 2, O’ahu	CIP: Design of additional infrastructure - road, drainage, electrical, sewer, and water, that will enable the development of additional UH West O’ahu Lands along Kualaka’i Parkway, near transit stations.	BED150	\$5,000,000
HCDA – Iwilei-Kapālama Community Development District, O’ahu	CIP: Support ongoing efforts to develop TOD infrastructure at Iwilei-Kapālama. Design (\$10,000,000) and construction (\$2,000,000).	BED150	\$12,000,000
DCR – New O’ahu Community Correctional Center Facility, O’ahu	CIP: Plans (\$29,997,000), Land Acquisition (\$1,000), Design (\$1,000), and Construction (\$1,000) for new facility at current site of Hālawā Animal Quarantine Station. Funding will allow DCR to continue the design process of their new facility. Completion of new facility will allow redevelopment of existing Dillingham OCCC site for mixed-use TOD.	PSD900	\$30,000,000
DLNR – East Kapolei Transit-Oriented Development Project, O’ahu	CIP: Plans (\$499,000) and Design (\$1,000). Funding will allow DLNR to use money from the Land Special Fund for additional planning work and studies.	LNR101	\$500,000
HPHA – Ka Lei Momi Predevelopment, Statewide	CIP: Plans (\$6,000,000) and Design (\$6,000,000). Plans and design for predevelopment of projects, which may include	HMS220	\$12,000,000

Expending Agency	Summary	Program ID	FY 2026
	assessments, studies, permitting, architectural designs, and other related work. Projects include Lanakila Homes (State TOD Project), Kaahumanu Homes (State TOD Project), Kapaa, and Nanakuli Homes.		
HPHA – Ka Lei Momi, Statewide	CIP: Design (\$5,600,000) and Construction (\$50,400,000). Design and construction for Mayor Wright Homes Phase IA, a Ka Lei Momi Development Project, which may include demolition, renovations, construction of new structures and facilities, site and infrastructure improvements, and other related work.	HMS220	\$56,000,000
SFA – CIP: Education Workforce Housing, Various Statewide	CIP: Plans (\$1,800,000) and Design (\$10,200,000).	EDN450	\$12,000,000

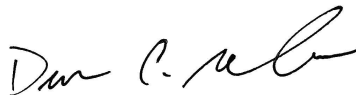
The TOD Council is comprised of 25 members representing State agencies, the Counties, the Senate and House of Representatives, the Honolulu office of the U.S. Department of Housing and Urban Development, and affordable housing, business, and development interest groups. The TOD Council is charged with coordinating and facilitating State agency TOD planning and facilitating consultation and collaboration between the State and the Counties in support of State and County TOD and Smart Growth initiatives. If you have any questions, please contact Mary Alice Evans at (808) 587-2833, maryalice.evans@hawaii.gov.

Thank you for your consideration of the TOD Council recommendations.

Sincerely,



Mary Alice Evans
Co-Chair, TOD Council
Director, Office of Planning and Sustainable
Development



Dean Minakami
Co-Chair, TOD Council
Executive Director, Hawai'i Housing Finance and
Development Corporation

Enclosure

cc: Governor Josh Green, MD, Office of the Governor
Luis P. Salaveria, Department of Budget and Finance
Senator Sharon Moriwaki, Senate Ways and Means Vice-Chair/CIP Manager
Representative Lisa Kitagawa, House Finance CIP Manager

TOD-Related CIP Items from State Budget (House Bill 300) - Admin Items

As of April 8, 2025

Agency	Summary	Program ID	FY2026 Admin Budget Request- House Bill (HB) 300	House Draft 1 (HD1)	Senate Draft (SD1)
HHFDC – Cash Infusion for Dwelling Unit Revolving Fund (DURF) Infusion, Statewide	Construction. General fund infusion to HHFDC’s DURF to boost financing for affordable housing units. It has multiple uses including funding infrastructure and infrastructure master plans.	BED160	\$20,000,000	\$20,000,000	
HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide	Construction. General fund infusion to HHFDC’s RHRF to boost financing for affordable housing units. RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. RHRF provides gap funding, so that they can help people at 30 percent AMI where there is a strong need.	BED160	\$50,000,000	\$50,000,000	
HHFDC – Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF) Tier II, Statewide	Construction. General fund infusion to HHFDC’s RHRF to build more workforce housing for people who fall between 60-120 percent AMI.	BED160	\$75,000,000	\$75,000,000	
HHFDC - Housing Projects, Kauai	Facilities for land acquisition, planning, design, and construction of various housing projects, Kauai (SD1)	BED160			\$28,000,000
HHFDC - Housing Projects, Oahu	Facilities for land acquisition, planning, design, and construction of various housing projects, Oahu (HD1)	BED160			\$30,700,000
OPSD – State Transit-Oriented Development (TOD) Planning, Statewide	CIP: Plans, feasibility studies, master plans, infrastructure assessments, cost estimation, preparation of environmental review documents as needed to advance TOD priority projects identified in the State TOD Strategic Plan, including support for coordination and collaboration of State and county agencies to plan and implement key projects.	BED144	\$2,000,000	\$2,000,000	\$2,000,000

TOD-Related CIP Items from State Budget (House Bill 300) - Admin Items

As of April 8, 2025

Agency	Summary	Program ID	FY2026 Admin Budget Request-House Bill (HB) 300	House Draft 1 (HD1)	Senate Draft (SD1)
OPSD – East Kapolei TOD Infrastructure, O‘ahu	CIP: Funding to prepare a Programmatic EIS for the East Kapolei TOD Infrastructure Implementation Master Plan (in progress), similar to the EIS being prepared for the Iwilei Infrastructure Master Plan.	BED144	\$500,000	\$500,000	\$500,000
HCDA – UH West O‘ahu Infrastructure Phase 2, O‘ahu	CIP: Design of additional infrastructure - road, drainage, electrical, sewer, and water, that will enable the development of additional UH West O‘ahu Lands along Kualaka‘i Parkway, near transit stations.	BED150	\$5,000,000	\$5,000,000	
HCDA – Iwilei-Kapālama Community Development District, O‘ahu	CIP: Design and construction of infrastructure projects to support Iwilei-Kapālama Community Development (SD1).	BED150	\$12,000,000	\$12,000,000	\$12,000,000
DCR – New O‘ahu Community Correctional Center Facility (OCCC), O‘ahu	CIP: Plans, land acquisition, design, and construction for the project management support and financial participation by the State of Hawaii to fund and construct the new facility (HD1) at the current site of Hālawā Animal Quarantine Station. Funding will allow DCR to continue the design process of their new facility. Completion of new facility will allow redevelopment of existing Dillingham OCCC site for mixed-use TOD.	PSD900	\$30,000,000	\$30,000,000	\$15,000,000
DLNR – East Kapolei Transit-Oriented Development Project, O‘ahu	CIP: Plans and design for development of four DLNR parcel adjacent and nearby the Keoneae Rail Station. (SD1) Funding will allow DLNR to use money from the Land Special Fund for additional planning work and studies.	LNR101	\$500,000	\$500,000	\$500,000
HPHA – Cash Inflation for HPHA's Rental Housing Revolving Fund for HPHA Ka Lei Momi, O‘ahu	Cash infusion to HPHA's RHRF for plans, design, and construction to finance HPHA's Ka Lei Momi Development, Oahu, Mayor Wright Homes.	HMS220	\$56,000,000	\$56,000,000	\$56,000,000

TOD-Related CIP Items from State Budget (House Bill 300) - Admin Items
As of April 8, 2025

Agency	Summary	Program ID	FY2026 Admin Budget Request- House Bill (HB) 300	House Draft 1 (HD1)	Senate Draft (SD1)
HPHA – Ka Lei Momi Predevelopment Request, Statewide	CIP: Plans and design for predevelopment of Ka Lei Momi Redevelopment Projects, which may include assessments, studies, permitting, architectural designs, and other related work. (HD1)	HMS220	\$12,000,000	\$1,000	
HPHA – Ka Lei Momi, Lanakila Homes I	CIP: Plans and design for predevelopment of Ka Lei Momi, Lanakila Homes I Redevelopment Projects, which may include assessments, studies, permitting, architectural designs, and other related work. (SD1)	HMS220			\$3,500,000
HPHA – Ka Lei Momi, Kaahumanu Homes I	CIP: Plans and design for predevelopment of Ka Lei Momi, Kaahumanu Homes I Redevelopment Projects, which may include assessments, studies, permitting, architectural designs, and other related work. (SD1)	HMS220			\$2,350,000
HPHA – Ka Lei Momi, Kaahumanu Homes, Multi-Phase	CIP: Plans and design for redevelopment of Ka Lei Momi, Kaahumanu Homes, Multi-Phase Redevelopment Projects, which may include assessments, studies, permitting, architectural designs, and other related work. (SD1)	HMS220			\$700,000
HPHA – Ka Lei Momi, Kaahumanu Homes, Multi-Phase	CIP: Plans and design for redevelopment of Ka Lei Momi, Lanakila Homes, Multi-Phase Redevelopment Projects, which may include assessments, studies, permitting, architectural designs, and other related work. (SD1)	HMS220			\$700,000
SFA – CIP: Education Workforce Housing, Various Statewide	CIP: Plans and design for housing prioritized for teachers, educators, and school-based staff.	EDN450	\$12,000,000	\$4,000,000	

Measure Tracking Report: TODCouncil2025

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Measure	Notes	Current Status	Introducer(s)	Referral	Companion
<p>HB1007 HD2 SD2 HCDA; Department of Business, Economic Development, and Tourism; Transit-Oriented Community Improvement Program; Special Fund; Appropriations RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Authorizes the Hawaii Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the Transit-Oriented Community Improvement Program and board under the HCDA. Repeals the Transit-Oriented Development Infrastructure Improvement District and Board. Authorizes the HCDA to issue revenue bonds to finance the development of infrastructure outside of HCDA's community development districts. Appropriates funds into and out of the special fund for the program and positions. Effective 7/1/3000. (SD2)</p>		(H) 4/8/2025 - Returned from Senate (Sen. Com. No. 704) in amended form (SD 2).	NAKAMURA (Introduced by request of another party)	TCA, WAM	SB1326
<p>HB1409 HD1 SD1 Transit-Oriented Development; Counties; RHRF; Infrastructure; Transit Supportive Density RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Amends the funding priorities of the Rental Housing Revolving Fund to incentivize development in areas that satisfy transit-supportive density requirements. Allocates a minimum percentage of Rental Housing Revolving Fund moneys for certain mixed-income rental housings projects. Requires the Transit-Oriented Development Infrastructure Improvement District Board to consider the infrastructure needs of transit-supportive density requirements. Requires the strategic plan developed by the Hawaii Interagency Council for Transit-Oriented Development to delineate transit-oriented development areas for each county. Takes effect 7/1/2050. (SD1)</p>		(S) 4/8/2025 - Filed.	EVSLIN, AMATO, BELATTI, GRANDINETTI, HOLT, KAHALOA, KEOHOKAPU-LEE LOY, KILA, LOWEN, MARTEN, MIYAKE, MORIKAWA, TAKAYAMA, TARNAS	HOU/WTL, WAM	SB1614
<p>HB1494 HD3 SD1 Department of Accounting and General Services; Stadium Authority; Stadium Development Special Fund; Appropriations RELATING TO SPORTS FACILITIES. Requires conditions placed on appropriations to the Stadium Development Special Fund to be met before expenditure. Restricts private donations to the Stadium Authority to use on stadium infrastructure and stadium development costs. Appropriates funds out of the Stadium Development Special Fund, subject to the completion of</p>		(H) 4/8/2025 - Returned from Senate (Sen. Com. No. 773) in amended form (SD 1).	GARRETT, YAMASHITA	EDT/HRE, WAM	

specific project readiness conditions. Requires certain moneys expended to be from private sources. Effective 7/1/2050. (SD1)

SB1669 SD2 HD3

DOT; Transit-Oriented Community Improvement Partnership; Community Improvement Special Fund; Exemptions; Reports; Positions; Appropriation



RELATING TO TRANSIT ORIENTED DEVELOPMENT.

Establishes the Transit-Oriented Community Improvement Partnership within the Department of Transportation. Establishes the Community Improvement Special Fund. Requires annual reports to the Legislature. Appropriates funds into and out of the special fund for the partnership and positions. Effective 7/1/3000. (HD3)

(H) 4/8/2025 - Passed Third Reading as amended in HD 3 with Representative(s) Iwamoto voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Cochran, Marten excused (2). Transmitted to Senate.

LEE, C., CHANG, DELA CRUZ, HASHIMOTO

HSG/TRN, WAL, FIN

HB1484

SB1263 SD2 HD3

Historic Preservation; Transient-oriented Development; SHPD Review; Historic Property; DLNR; HCDA; HHFDC



RELATING TO HISTORIC PRESERVATION.

Amends the procedures and required information for the Department of Land and Natural Resources historic preservation review of proposed state projects, privately owned historic property, and other proposed projects that require entitlement for use. Establishes procedures for the review of transit-oriented development identified by the counties and Hawaii Community Development Authority, or Hawaii Housing Finance and Development Corporation. Effective 7/1/3000. (HD3)

(H) 4/8/2025 - Received notice of disagreement (Sen. Com. No. 774).

CHANG

HSG, WAL, JHA

HB738

HB300 HD1 SD1

State Budget



RELATING TO THE STATE BUDGET.

Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2025-2026 and 2026-2027. Effective 7/1/2050. (SD1)

(H) 4/8/2025 - Returned from Senate (Sen. Com. No. 614) in amended form (SD 1).

NAKAMURA (Introduced by request of another party)

WAM

SB473

SB26 SD2 HD2

OPSD; Affordable Housing; Land Inventory Task Force; Study; State Lands; County Lands; Transit-Oriented Development; Appropriation



RELATING TO AFFORDABLE HOUSING.

Establishes the Affordable Housing Land Inventory Task Force to conduct a study, subject to legislative appropriation, to assess the viability of housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds. Effective 7/1/3000. (HD2)

(H) 4/4/2025 - Received notice of disagreement (Sen. Com. No. 590).

CHANG, FEVELLA, HASHIMOTO, SAN BUENAVENTURA, Gabbard, Wakai

HSG, WAL, FIN

HB1451



HB1410 HD2

Conveyance Tax; Supportive Housing Special Fund; Dwelling Unit Revolving Fund; Infrastructure Funding; County-designated Transit-oriented Development

RELATING TO HOUSING.

Establishes the Supportive Housing Special Fund. Restructures the

(S) 3/6/2025 - Referred to HOU/WTL, WAM.

EVSLIN, AMATO, BELATTI, IWAMOTO, KAHALOA, KAPELA, LAMOSAO, MARTEN, MORIKAWA, TARNAS, Kila

HOU/WTL, WAM

conveyance tax to a marginal rate system and adjusts the tax for multifamily properties to reflect value on a per-unit basis. Allocates revenues from conveyance tax collections to the Supportive Housing Special Fund. Allocates a portion of conveyance tax collections to the Dwelling Unit Revolving Fund to fund infrastructure programs in county-designated transit-oriented development areas that meet minimum standards of transit-supportive density. Effective 7/1/3000. (HD2)

SB1614 SD1

Transit-oriented Development; Counties; Rental Housing Revolving Fund



RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Establishes what constitutes transit-oriented development and incentivizes development in county-designated transit-oriented development areas or zones. Prioritizes the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units. Effective 7/1/2050. (SD1)

(S) 2/14/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG

HOU/WTL, WAM

HB1409

HB743 HD1

Land Use; Fiscal Impact Model; Fiscal Sustainability; Appropriation



RELATING TO FISCAL SUSTAINABILITY. Requires the Office of Planning and Sustainable Development to develop a model that assesses the fiscal impacts of land use development projects and regional infrastructure investments. Appropriates funds. Effective 7/1/3000. (HD1)

(H) 2/14/2025 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on FIN with none voting aye with reservations; none voting no (0) and Representative(s) Cochran, Matayoshi, Poepeo, Ward excused (4).

EVSLIN, AMATO, CHUN, GRANDINETTI, HOLT, IWAMOTO, KILA, KITAGAWA, LAMOSAO, MARTEN, MIYAKE, MORIKAWA, POEPOE, REYES ODA, TODD, WARD

WAL, FIN

SB1333 SD1

County Surcharge on State Tax; Regional Infrastructure



RELATING TO TAXATION. Authorizes the use of county surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues. (SD1)

(S) 2/13/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

KOUCHI (Introduced by request of another party)

HOU, WAM

HB1014

HB416 HD1

Housing Development; HHFDC; County Council Approval Exemption; State-Financing; Infrastructure



RELATING TO HOUSING. Exempts certain state-financed housing developments from the requirement to obtain approval from the applicable county council. Authorizes a county planning director to reject certain permit applications due to a lack of infrastructure. Effective 7/1/3000. (HD1)

(H) 2/13/2025 - Passed Second Reading as amended in HD 1 and referred to the committee(s) on JHA with none voting aye with reservations; none voting no (0) and Representative(s) Cochran, Kitagawa, Ward excused (3).

EVSLIN

HSG, JHA

SB27

HB738 HD2Historic Preservation; County-designated Transit-oriented Development; SHPD Review; Historic Property

RELATING TO HISTORIC PRESERVATION.

Creates a process for expediting the review of majority-residential mixed-use transit-oriented development or residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources. Authorizes lead agencies, including county governments, to make determinations on the potential effects of a project. Creates a ninety-day limit, or thirty-day if no historic property is to be affected, to concur or not concur with project effect determinations. Exempts projects with written concurrence from further review unless there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area. Establishes notice and reporting requirements if there is a change to the project or additional historic properties, aviation artifacts, or burial sites are identified within the project area after the initial written concurrence. Effective 7/1/3000. (HD2)

(H) 2/13/2025 - Report adopted; referred to the committee(s) on JHA as amended in HD 2 with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Cochran, Kitagawa, Ward excused (3).

EVSLIN, LOWEN, MARTEN, MORIKAWA, NAKAMURA, SOUZA, TAKAYAMA, TAM, TARNAS, Amato

HSG, WAL, JHA SB1263

**SB68 SD1**Department of Housing; HCDA; HHFDC; OPSD; HPHA; Establishment; Transfer

RELATING TO THE DEPARTMENT OF HOUSING.

Establishes the Department of Housing. Places the Hawaii Community Development Authority, Hawaii Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawaii Public Housing Authority within the Department of Housing for administrative purposes. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawaii Community Development Authority. Effective 7/1/2050. (SD1)

(S) 2/12/2025 - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.

CHANG, FEVELLA, HASHIMOTO, Moriwaki

HOU/GVO, WAM

**HB742 HD1**Hawaii Community Development Authority; Transit-oriented Development Infrastructure Improvement Districts; Environmental Impact Statements

RELATING TO TRANSIT-ORIENTED DEVELOPMENT.

Requires the Hawaii Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawaii West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu. Effective 7/1/3000. (HD1)

(H) 2/11/2025 - The committee(s) on WAL recommend(s) that the measure be deferred.

EVSLIN, MIYAKE

EEP, WAL, FIN SB489

**HB419**Housing Development; Exemptions; Counties

RELATING TO HOUSING.


Decreases the time period for the legislative body of a county to approve, approve with modification, or disapprove housing developments exempt from certain requirements pursuant to section 201H-38, HRS, from forty-five days to thirty days.

(H) 2/7/2025 - The committee(s) on HSG recommend(s) that the measure be deferred.

EVSLIN

HSG, JHA SB93



	<p><u>HB1484 HD1</u> <u>DOT; HCDA; Transit-Oriented Community Improvement Partnership; Community Improvement Revolving Fund; Tax Exemption; Zoning and Land Use Exemptions; Reports; Appropriation</u> RELATING TO TRANSIT ORIENTED DEVELOPMENT. Establishes the Transit-Oriented Community Improvement Partnership within the Department of Transportation. Establishes the Community Improvement Revolving Fund. Requires annual reports to the Legislature. Appropriates funds. Effective 7/1/3000. (HD1)</p>	<p>(H) <u>2/6/2025</u> - Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with none voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Ward excused (1).</p>	<p>EVSLIN, MIYAKE</p>	<p>HSG/TRN, WAL, FIN</p>	<p>SB1669</p>
	<p><u>SB27 SD1</u> <u>Housing Development; County Council Approval Exemption; State Financing Commitments</u> RELATING TO HOUSING. Exempts housing developments that have obtained financing commitments from the State from the requirement to obtain approval from the applicable county council. (SD1)</p>	<p>(S) <u>2/5/2025</u> - Report adopted; Passed Second Reading, as amended (SD 1) and referred to WAM.</p>	<p>CHANG, FEVELLA, HASHIMOTO, Moriwaki, Wakai</p>	<p>HOU, WAM</p>	<p>HB416</p>
	<p><u>HB1451 HD1</u> <u>HCDA; Affordable Housing Development; Task Force; State Lands; Appropriation</u> RELATING TO AFFORDABLE HOUSING. Establishes the Affordable Housing Land Inventory Task Force within the Hawaii Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. Appropriates funds. Effective 7/1/3000. (HD1)</p>	<p>(H) <u>2/4/2025</u> - Passed Second Reading as amended in HD 1 and referred to the committee(s) on WAL with Representative(s) Garcia voting aye with reservations; Representative(s) Pierick voting no (1) and Representative(s) Cochran, Kong, Ward excused (3).</p>	<p>TAM, AMATO, BELATTI, KAHALOA, KAPELA, KEOHOKAPU-LEE LOY, KILA, LOWEN, MARTEN, MATAYOSHI, PERRUSO, SOUZA, TARNAS, TEMPLO, TODD</p>	<p>HSG, WAL, FIN</p>	<p>SB26</p>
	<p><u>SB1326</u> <u>Transit-Oriented Development Infrastructure Improvement Program; HCDA; Department of Business, Economic Development, and Tourism; Program</u> RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Authorizes the Hawaii Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the transit-oriented development infrastructure improvement program. Repeals the transit-oriented development infrastructure improvement district and board, under chapter 206E, part X, HRS. Makes additional consistent revisions to chapter 206E.</p>	<p>(S) <u>1/27/2025</u> - Referred to TCA, WAM.</p>	<p>KOUCHI (Introduced by request of another party)</p>	<p>TCA, WAM</p>	<p>HB1007</p>
	<p><u>HB1480</u> <u>Housing; Exemptions; Transit-Oriented Zones; Development</u> RELATING TO HOUSING. Requires housing projects developed pursuant to section 201H-38, HRS, to be located within county-designated transit-oriented zones.</p>	<p>(H) <u>1/27/2025</u> - Referred to HSG, WAL, JHA, referral sheet 4</p>	<p>TAKENOUCHI</p>	<p>HSG, WAL, JHA</p>	<p>SB806</p>

SB1218

DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund

RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Repeals the separate conveyance tax rates for the sale of a condominium or single family residence for which the purchaser is ineligible for a county homeowner's exemption on property tax and establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Special Fund and general fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund.

(S) 1/27/2025 - Referred to HHS/HOU/WTL, WAM. MORIWAKI

HHS/HOU/WTL, WAM



HB1208

DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Special Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund; Appropriation

RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Fund, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund. Effective 7/1/2026.

(H) 1/27/2025 - Referred to HSG, HSH, FIN, referral sheet 4

BELATTI, GRANDINETTI, IWAMOTO, MARTEN, MURAOKA

HSG, HSH, FIN



HB1014

County Surcharge on State Tax; Regional Infrastructure

RELATING TO TAXATION.

Authorizes the use of county surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues.

(H) 1/23/2025 - Referred to WAL, FIN, referral sheet 3

NAKAMURA (Introduced by request of another party)

WAL, FIN

SB1333



	<u>SB806</u>	<u>Housing; Exemptions; Transit-Oriented Zones; Development</u> RELATING TO HOUSING. Requires housing projects developed pursuant to section 201H-38, HRS, to be located within county-designated transit-oriented zones.	(S) <u>1/23/2025</u> - Referred to HOU/WTL, WAM.	FUKUNAGA	HOU/WTL, WAM	HB1480
	<u>SB1157</u>	<u>LUC; Counties; State Land Use District; Boundary Amendments; Transit-Oriented Development</u> RELATING TO THE LAND USE COMMISSION. Allows the counties to amend district boundaries involving land areas greater than fifteen acres without appearing before the Land Use Commission if the affected lands are included in the County General Plan or County Development Plan. Requests the LUC to update the digital state land use district maps and to encourage transit-oriented development that preserves the character of the State's rural areas.	(S) <u>1/23/2025</u> - Referred to WTL/EIG, WAM.	GABBARD, San Buenaventura	WTL/EIG, WAM	
	<u>SB489</u>	<u>Hawaii Community Development Authority; Transit-oriented Development Infrastructure Improvement Districts; Environmental Impact Statements</u> RELATING TO TRANSIT-ORIENTED DEVELOPMENT. Requires the Hawaii Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawaii West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu.	(S) <u>1/21/2025</u> - Referred to WTL, WAM.	CHANG	WTL, WAM	HB742
	<u>SB374</u>	<u>Tax Increment Bonds; County Debt Limit Statements; Comprehensive Economic Impact Analysis; Reports</u> RELATING TO TAX INCREMENT BONDS. Requires counties to commission a comprehensive economic impact analysis before issuing tax increment bonds and make the analysis publicly available. Requires counties issuing tax increment bonds to conduct publicly available biennial independent audits and report to the Legislature. Requires counties issuing tax increment bonds to establish a review board to oversee tax increment bond projects. Restricts the amount of total outstanding tax increment bonds that may be excluded from the calculation of a county's debt limits from exceeding twenty per cent. Conforms county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.	(S) <u>1/21/2025</u> - Referred to EIG, WAM.	MCKELVEY, FEVELLA, KIDANI, Fukunaga, Hashimoto	EIG, WAM	
	<u>HB377</u>	<u>Hawaii State Association of Counties Package; DHS; Affordable Housing; Conveyance Tax; Rates; Exemption;</u>	(H) <u>1/21/2025</u> - Referred to HSG, HSH, FIN, referral sheet 1	NAKAMURA (Introduced by request of another party)	HSG, HSH, FIN	SB469

Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund
RELATING TO THE CONVEYANCE TAX.

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Special Fund and, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund.

HB375

Hawaii State Association of Counties Package; County Surcharge on State Tax; General Excise Tax Law; Extension

RELATING TO GENERAL EXCISE TAX.



Authorizes each county that has established a surcharge on state tax before 7/1/2015 to extend the surcharge until 12/31/2045, at the same rates, if the county does so before 1/1/2028; Provides that no county surcharge on state tax authorized for a county that has not established a surcharge on state tax before 7/1/2015, shall be levied before 1/1/2019, or after 12/31/2045; and Repeals certain conditions on the use of surcharges received from the State for counties having a population equal to or less than 500,000 that adopt a county surcharge on state tax.

(H) 1/21/2025 - Referred to FIN, referral sheet 1

NAKAMURA

FIN

SB467

SB467

Hawaii State Association of Counties Package; County Surcharge on State Tax; General Excise Tax Law; Extension

RELATING TO GENERAL EXCISE TAX.



Authorizes each county that has established a surcharge on state tax before 7/1/2015 to extend the surcharge until 12/31/2045, at the same rates, if the county does so before 1/1/2028; Provides that no county surcharge on state tax authorized for a county that has not established a surcharge on state tax before 7/1/2015, shall be levied before 1/1/2019, or after 12/31/2045; and Repeals certain conditions on the use of surcharges received from the State for counties having a population equal to or less than 500,000 that adopt a county surcharge on state tax.

(S) 1/21/2025 - Referred to EIG, WAM.

KOUCHI (Introduced by request of another party)

EIG, WAM

HB375



SB469

Hawaii State Association of Counties Package; DHS; Affordable Housing; Conveyance Tax; Rates; Exemption; Homeless Services Fund; Affordable Homeownership Revolving Fund; Land Conservation Fund; Rental Housing Revolving Fund; Dwelling Unit Revolving Fund
RELATING TO THE CONVEYANCE TAX.

(S) 1/21/2025 - Referred to HHS/HOU/WTL, WAM.

KOUCHI (Introduced by request of another party)

HHS/HOU/WTL, WAM

HB377

Establishes the Homeless Services Special Fund. Allows counties to apply for matching funds from the Affordable Homeownership Revolving Fund for certain housing projects. Increases the conveyance tax rates for certain properties. Establishes conveyance tax rates for multifamily residential properties. Establishes new exemptions to the conveyance tax. Allocates collected conveyance taxes to the Affordable Homeownership Revolving Fund, Homeless Services Special Fund and, and Dwelling Unit Revolving Fund. Amends allocations to the Land Conservation Fund and Rental Housing Revolving Fund.

SB41

Conveyance Tax; Dwelling Unit Revolving Fund; Rental Housing Revolving Fund; Allocations



RELATING TO THE CONVEYANCE TAX.

Allocates ten per cent of conveyance tax collections to the Dwelling Unit Revolving Fund. Removes the annual cap on conveyance taxes paid into the Rental Housing Revolving Fund.

(S) 1/16/2025 - Referred to HOU/WTL, WAM.

CHANG, MCKELVEY, RHOADS, SAN BUENAVENTURA, Fevella, Moriwaki

HOU/WTL, WAM

SB93

Housing Development; Exemptions; Counties



RELATING TO HOUSING.

Decreases the time period for the legislative body of a county to approve, approve with modification, or disapprove housing developments exempt from certain requirements pursuant to section 201H-38, HRS, from forty-five days to thirty days.

(S) 1/16/2025 - Referred to HOU/EIG, JDC.

ELEFANTE, AQUINO, CHANG, GABBARD, HASHIMOTO, Moriwaki

HOU/EIG, JDC HB419

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

(as of 4/3/2025)

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East Kapolei	0-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	33	Planning	2022 Legislature appropriated \$5.132M to DHHL East Kapolei TOD & broadband. TOD Project is still on hold: AGs working on Land Court issues; Red Ilima (Abutilon Menziesii) license expired, working with DOFAW to reissue. TOD projects may be delayed after receiving the \$600 million in 2022. These projects have to be prioritized. Development team is looking into higher density and mixed use near the Skyline station. They have the sewer capacity for entire Ka'uluokaha'i development. Received \$14M from Act 279 in 2022.
	0-02	UH	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu University District	168	Planning	Awarded FY23 TOD Planning grant for Non-Campus Lands Development Feasibility Study. UH issued RFP to develop 35-acre parcel at the corner of Kualakai Parkway and Farrington Highway. In January 2024, they selected a group of local and mainland developers with experience in mixed-use/film studio projects on the mainland. Urban design plan is underway. Still need to workout ground leases, development agreements, etc. The site is about 200 acres, so the buildout will be done in phases. UH is making a portion available on the makai side of the Keone'ae Station for a mixed-use development. Working with the School Facilities Agency and HHFDC on an RFP and planning further studies on a 10-acre parcel located makai of the recently constructed Ho'omohala Avenue or Road "B" (next to Keone'ae HART Station). UH and HCDA are continuing to coordinate efforts on Road B. UH is working with HCDA, and HHFDC to fund/develop onsite infrastructure for about 20 acres. The feasibility study contract has been signed and should be starting in August.
	0-03	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu Long Range Development Plan	500	Planning	Coordinating with DOT on Farrington Hwy widening project. Awarded FY22 TOD Planning grant for Urban Design Plan Update for Non-Campus Lands; Consultant work started in 2022.
	0-04	UHWO	Kualakai (E Kapolei), Keoneae (UHWO)	UH West Oahu TOD Infrastructure		Planning	\$35M Legislative appropriation to HCDA for FY24. Work area includes Road D and H. Design-Build RFP was released December 2023. Selection in May 2024. Ongoing coordination between UH, HHFDC, and HCDA to get Phase 1 development going for infrastructure and multi-family rentals. HCDA started the procurement process on the \$35 million to build infrastructure for roadways.
	0-05	UHWO	UH West Oahu, LCC, HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)		Planning	A market study is being conducted for student housing on a different parcel along Ho'omohala Avenue.
	0-06	DLNR	Keoneae (UHWO)	East Kapolei Master Development Plan	175	Planning	Contract awarded for preparation of EIS/NTP issued; initiating development of EISPN, update of market studies & master plan refinement. Awarded FY22 TOD Planning grant for preparation of urban design plan for TOD parcel. Master plan has been completed. EISPN published in October 2022. Subcontractor is working on the conceptual urban design plan. The draft EIS will be published in 2024. Draft urban design plan is being reviewed and hopes to finalize it soon. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. This is not expected to delay the EIS or change the project They will give everyone the opportunity to comment again.
	0-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	45	Planning	Undertaking environmental review & community engagement phase for design; road access will depend on final design for Farrington Hwy widening project. \$15 million (SFA) for design and construction approved in 2023. This includes ground and site improvements, equipment and appurtenances.
	0-38	HDOT	Honouliuli (Hoopili)	Farrington Highway Widening	45	Design/Const	Three-lane highway with one shared turn lane; provides room for bike lane & pedestrian walkways & avoids relocation of utilities. Notice to Proceed issued in February 2023. DOT has the rights of entry to nine parcels. Seven are outstanding. They also have long lead construction items with Board of Water Supply waterline materials and Hawaiian Electric Company custom-steel poles. Construction will begin in March 2024 with completion in July 2026.

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	0-40	HCDA	Kualakai (E Kapolei), Keoneae (UHWO), Honouliuli (Hoopili)	East Kapolei Neighborhood TOD Parking Infrastructure Plan	1500	Pre-Planning	Incorporated in TOD Strat Plan in Sept 2022. Parking needs to be evaluated in East Kapolei Infrastructure Implementation Master Plan Project.
	0-09	HHFDC/DAGS/D	Waipahu Transit	Waipahu Civic Center TOD Project	10	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	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	0-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	99	Planning	EIS accepted Sept 2022. Project will be a design-build-operate-maintain-contract delivered as one integrated public-private partnership (P3) project. \$350 million in GO bond funding for CIP and \$50 million in general funds were approved in 2022. From the \$400 million appropriated, \$350 million will be provided to the NASED developer as a State contribution to the design and construction of the new stadium. Completed two market sounding efforts and incorporating all of feedback from industry. Developer will design, build, operate, and maintain the stadium and development real estate portion. They need to generate own revenue to finance it. Navy Region Hawaii said development will have no impact on their operations. Aloha Halawa District Partners was approved in October 2024 as the preferred offeror. They are currently in 3rd phase of the procurement process called "diligence discussion phase." Contract needs to be executive by June 2025. The project is expected to be completed by the 2028 football season. HR&A Advisors found that the project will provide significant benefits to the State and City and that value capture tools can enhance NASED's financial feasibility, because additional funds may be required to support all capital, operational, and maintenance needs of NASED.
	0-14	HPHA	Halawa	Puwai Momi Homes/Conceptual Master Plan	12	Planning	\$200K for conceptual master planning earmarked from 2017 NASED funding; initial conceptual plan alternatives for housing redevelopment; possible concurrent redevelopment with future phases of NASED. Awarded FY22 TOD CIP Planning grant for master planning & environmental review; procurement of consulting services pending release of funds. City received approval for Phase 1 environmental site assessment (ESA) for site with City EPA brownfields grant money; City consultant on board to do ESA for HPHA. Part of the Ka Lai Momi (Redevelopment) Project. Project does not have the sewer capacity. They forward on master planning.
Halawa-Stadium	0-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning	Feasibility report completed Sep 2019; no change in status.
	0-16	DCR/DAGS	Middle St., Kalihi	Oahu Community Correctional Center (OCCC) Site Redevelopment	16	Planning	Redevelopment of OCCC at the new Halawa facility requires relocation of DOA quarantine facility from Halawa site. \$10 million approved by the Legislature in 2023 to complete a due diligence and plans for new facility, including consideration of lease buyback options. Moved from planning to design phase. DAGS completed consultant selection and holding kickoff meeting. Primary deliverable is the RFP, which is due in 2025. This project is prerequisite for redevelopment of the redevelopment of the current OCCC site.
	0-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Planning	Kamehameha and Kaahumanu Homes awarded FY23 TOD CIP Planning Funds for master planning for both properties. Two projects combined in Nov 2022. HPHA request for delegation/release of funds pending. Part of Ka Lei Momi Project. Close to securing consultant to do the master plan.
	0-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment	10	Planning	Incorporated in State TOD Strat Plan Nov 2022. Initiating Phase 2 activities for redevelopment of Kuhio Park Terrace properties. Michaels Organization is their development partner. They are submitting an application for financing to HHFDC for the first phase (304 units). The 201H application was approved in November 2022. Kuhio Homes construction documents for Phase 1 are being finalized. Working on relocation plans for tenants. Construction expected to start in 2025.

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Iwilei-Kapalama	0-19	DHHL	Kapalama	Kapalama Project Conceptual Plan	5	Pre-Planning	Feasibility report completed Sep 2019; tenant lease expires in 2045; Conceptual planning report presented to the Hawaiian Homes Commission in August 2020; no change in status.
	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	Design/Const	State EIS completed 2017; 201H applic approved Nov 2020; LIHTC funds approved by HHFDC in Oct 2021. Building plans and subdivision are being processed by DPP. Highridge Costa was selected as the new development partner. Believes the first phase (250 units) should start in August 2023. Had a groundbreaking in January 2024. Started demolition work.
	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 master plan completed in April 2023. \$25M for design and construction of priority projects included in FY24 for HCDA budget. FEIS posted pending acceptance.
	0-22	HPHA	Iwilei	Mayor Wright Homes Redevelopment	15	Design/Const	State EIS completed; NHPA/NEPA clearance pending; completing master planning & design work to move project forward. Identified as the highest priority in the Ka Lei Momi Project. HPHA applied for Low Income Housing Tax Credit (LIHTC) funding. They have a master plan for the project and working on getting the entitlements for phase 1.
	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 2022. Consolidated master plan for Iwilei-Kapalama Infrastructure and Liliha Civic Center published in 2023. Home Aid Hawai'i is planning to use part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA will be using the portion of the property for a laydown yard area for the upcoming \$25 million electrical upgrade project. Concept plans completed.
	0-25	HHFDC	Kakaako	690 Pohukaina	2	Design	Site plan to include housing & elementary school. EISPN published in March. Highridge Costa was approved by the HHFDC Board; 625 units for households earning 30 – 120% AMI. Board approved (funding) in November 2022. LIHTC and Tier 2 Rental Housing Revolving Funds will be used to finance the project. HHFDC is planning to convey within one year 28,000 square feet to the DOE for a new public school. Executed development agreement with developer. Delivery of units in 2027 (about same time as Civic Center Rail Station). The development team (Highridge Costa & Form Partners) are working on construction drawings. HHFDC, HCDA, and other major landowners are working on a new electrical circuit that will be required to provide power to upcoming projects in Kaka'ako.
	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.
	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	Project completed; opening in May 2022; occupancy underway. Judiciary construction completed in 3rd quarter 2022. HHFDC executed a lease with the Judiciary to convey the Juvenile Service Center portion.	
0-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning	No change in status.	

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City & County of Honolulu	0-32	CCH	Iwilei, Kapalama	Iwilei-Kapalama Infrastructure Master Plan (multiple projs)	581	Pln/Des/Const	City-led I/K Needs Assessment & Traffic Study completed; City working with HHFDC on follow-up State Iwilei Infrastructure Master Plan, and OPSD on TOD Infrastructure Finance Study. Kalihi Complete Streets in planning. I/K Drainage Study to alleviate Liliha St flooding in Dole Cannery area at 90% complete. Waiakamilo Road Trunk Sewer project completed in 2021. Hart/Waiakamilo Rd replacement sewer in design. Aawa WW Pump Station improvements project in planning. HCDA has a 25-kv powerline project underway to support Mayor Wright Housing and Liliha Civic Center. The contractor is evaluating different alignments with one possibility of going up Akepo Lane.
	0-42	CCH	Iwilei	Kuwili Station TOD Redevelopment Area Master Planning	20	Planning	Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for conceptual master planning for Kuwili Station area. Finalizing the award documents and concurrently working on procurement.
	0-33	CCH	Pearlridge	Pearlridge Bus Center/TOD Project	3	Design/Const	Land acquisition complete; EA, planning & design in process. SMA permit complete. Construction funds allocated; prep for construction in 2022-23. Planning for long-term TOD RFP. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for construction.
	0-34	CCH	Kapalama	Kapalama Canal Catalytic Project/Linear Park	19	Design	Kapalama Canal FEIS & concept design completed. Dredging planning & design proceeding. Seeking funding for design/construction of park/trails & sea level rise adaptation strategies. Waiting to hear on a Hawai'i Emergency Management Agency (HIEMA), Building Resilient Infrastructure and Communities (BRIC) grant application to help qualify for federal funding. City is reengaging with the Federal Emergency Management Agency (FEMA) on a grant application submitted several years ago. The funding will allow them to continue the design process and federalize the project.
	0-35	CCH	Chinatown	Chinatown Action Plan (multiple projs)		Design/Const	The 21 actions are in various stages of implementation. Kekaulike Mall Improvements EA & design complete; street repaving completed & bulbouts made permanent. Kekaulike Mall construction completed. Phase 2 expected start next.
	0-36	CCH	Waipahu Transit Center	Waipahu Town Action Plan (multiple projs)		Pln/Des/Const	Hikimoe St transit center construction completed. Flood analysis conducted for area; should help with redevelopment planning. Complete Streets improvements on area streets. OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan.
	0-37	CCH	Kakaako	Blaisdell Center Master Plan	22	Pln Complete	Master Plan completed. Some short-term and mid-term improvements under way.
	K-18	COK	Lihue	Lihue Town TOD Infill Development		Planning	Accepted as TOD Project by TOD Council. Awarded FY25 TOD CIP Planning grant for TOD multifamily housing study.
	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 2023. 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	9	Planning	Awarded FY22 TOD Planning grant for conceptual master plan. Project completed. The goal was to address the critical need for affordable and especially "missing middle" housing on Kaua'i. 2023 Lihue Civic Center Mobility Plan identified housing opportunities in this area. Project developed multifamily housing prototypes and analyzed feasibility of siting multifamily housing at the County's Lihue Civic Center property. Four building prototypes proved viable in the Opticos model. The project site is able to absorb 500 middle-income affordable housing units over five years. To enhance site feasibility and increase density, it was recommended that the developer relocate parking to nearby lots. The study examined key challenges such as sewer capacity, stormwater management, and infrastructure needs.

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County of Kauai	K-15	COK	Lihue	Lihue Civic Center Mobility Plan	12	Pln Completed	Awarded FY21 TOD Planning grant for mobility plan. Completed November 2023.
	K-03	COK/KHA	Koloa	Koae Workforce Housing Development	11	Completed	Construction of 134 units complete; all units leased.
	K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	75	Design/Const	Infrastructure for Phase 1 (155 units) completed. RFPs have been published for all of the multi-family lots and development rights awarded for three projects. One is 40-unit senior housing project. Building permits have been submitted and groundbreaking is expected in early 2023. Second is 45-unit workforce housing rental project; same developer and schedule for development. County will develop a 26-unit supportive rental housing project utilizing the State 'Ohana Zone Program; will house homeless individuals with onsite supportive services. RFP published to construct 38 single family homes to close out phase 1. Housing Agency has submitted permits to build a community center & public park to serve current and future phases. NTP for construction and engineering drawing for phase 2 pending; should provide another 120 units. 600 new homes expected at total buildout.
	K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Potential Housing	197	Pre-Planning	Kauai CC is conducting a survey to identify the need and feasibility for housing.
	K-06	COK	Hanapepe	Hanapepe Infill Redevelopment		Pre-Planning	No change in status of project. West Kauai Community Plan provides goals & objectives for incremental residential infill development & live/work spaces in the town center, as well as transportation to support safe connections between neighborhoods & towns.
	K-07	COK/DPW	Hanapepe	Hanapepe Road Resurfacing Project		Pln/Des/Const	Environmental work complete. County currently working with its consultant to complete final design for reconstructing Hanapepe Road with pedestrian facilities. Construction to start late 2024 or early 2025.
	K-08	HHSC/COK	Kapaa	Samuel Mahelona State Hospital/TOD Master Plan	34	Planning	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 for work on entitlements (Class IV zoning permit) & determination whether to subdivide or CPR the lots. Funds appropriated by 2022 Legislature for State contribution to Wailua-Kapaa water system improvements needed to support redevelopment, total cost \$10 million; work on infrastructure improvements to start after master plan revisions completed. Project team is working on EIS. Additional funding \$4.8 million has been secured for county area water infrastructure improvements that will support implementation of the master plan. County of Kauai needs to provide matching funds. HHFDC is continuing to collaborate with PBR Hawai'i on the master plan and EIS.
	K-17	HPHA	Kapaa	Hale Nana Kai O Kea Redevelopment		Planning	Received FY24 TOD CIP Planning Funds. Alternate site for HPHA Ka Lei Momi master development agreement.
	K-09	COK/DPW	Kapaa	Kawaihau/Hawaala/Mailihuna Road Complete Streets & Safety Improvements		Construction	Notice to proceed issued to construction contractor; construction getting underway; improvements scheduled for completion in 2023.
	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects (fka Poipu Rd Multi-modal Improvements)		Design/Const	Final design underway; RAISE grant award approved and received. Anticipated to get funding obligation in May 2023. Construction expected to begin in April- June 2024.
	K-11	COK/DPW	Maluhia Rd	South Shore Shuttle		Planning	Included in Poipu Rd Safety Project, which recently received Federal RAISE Grant funding. Strategically located, accessible, ADA-compliant bus stops with passenger shelters are included in the project plans. Implementation/operational budget to be defined by end of March 2022. No action due to operational constraints.
	K-12	COK/DPW	Puhi Shuttle	Puhi Shuttle		Planning	Review of existing & proposed bus stop locations being conducted to confirm accessibility & ADA-compliance at proposed bus stop locations; service to start in 2023. No action due to operational constraints.

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	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2024 Project Status
	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; 200 single and multi-family units expected. Kaaui Housing Agency is scoping the project. Project underway. Master plan on the 60-acre portion completed several years ago. They already had interdepartmental meetings, formed project advisory groups, and created a project website. Held kick-off meeting. The environmental components that need a longer lead time have been started. Community meetings are being planned.
	K-16	COK/KHA	Kilauea Gym/Anaina Hou Park-n-Ride	Kilauea Town Affordable Housing Expansion	48	Planning	Incorporated in Strat Plan in Sept 2022. Awarded FY23 TOD CIP Planning Funds to conduct master planning for approx 200 affordable housing units. County working on acquiring two adjacent lots totaling 50 acres next to Kilauea Town. County owns roadway lot surrounding property to be used for access road. County has CDBG-Disaster Recovery funds for portion of project cost. Kaaui Housing Agency is scoping the project. Planning Department will be assisting Housing Agency to integrate TOD elements in scope of work plans. Acquisitions are 99.9 percent finalized. The court ruled in favor of the County of Kaaui on the condemnation. They are reviewing the literature on archaeological and cultural assessment. They had interdepartmental meetings and formed project advisory groups. Community meetings are being planned.
County of Hawaii	H-01	COH	Keaau	Keaau Public Transit Hub	4	Pre-Planning	Will be included in consultant study of transit hubs to support COH Transit & Multi-Modal Transportation Master Plan funded by \$3M COH GET. No update from last discussion held 6 months ago.
	H-02	COH	Keaau	Keaau Public Wastewater System		Pre-Planning	Received US EDA grant for Puna Region; Will require additional funds for final EIS, design & construction. County's programmatic EIS now underway. Feasibility & site analysis for various locations in Puna District, including Keaau.
	H-13	COH	Pahoa	Pahoa Transit Hub		Planning	Awarded FY22 TOD CIP Planning grant for site selection, conceptual master plan. Kick-off in July 2022; partnering w/ HSPLS to study co-location of public library w/ transit hub. Consultant doing site selection analysis, environmental assessment, and public meetings. Will put together a report and recommendation to purchase property, if needed. Contract amendment executed with OPSD to add \$350,000 in HSPLS funds for co-location of the Pāhoā Public Library. SSFM is preparing the materials and creating a website for public outreach. Three possible sites have been identified for community feedback. The next step will be planning and design. EA on the master plan is currently open for comments. They just had their first public meeting this past week. Legislature approved \$1M for plans and design.
	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	Project funded (HTF/HOME/LIHTC/HMMF/RHRF); Ground breaking in February 2023. Hoping to complete the project this year. Needed some changes which meant additional permits.
	H-06	UH Hilo/HCC	Hilo	UH Hilo University Park Expansion/HCC	267	Pre-Planning	No update.
	H-07	UH Hilo	Hilo	UH Hilo Commercial/Mixed Use/Student	36	Pre-Planning	No update.
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	29	Planning	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. Part of the Ka Lei Momi Project. With a master developer on board, HPHA is planning to do a kickoff in about a month.
H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning	No change in status.	

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

(as of 4/3/2025)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2024 Project Status
County of Hawaii	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	TBD	Pre-Planning	Incorporated in Strat Plan in Sept 2022. Partnered with COH Mass Transit Agency on a 2022 TOD CIP Planning Grant Study to co-locate with Kailua-Kona Transit Hub. OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region.
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	14	Planning	\$2.44M FTA funds & \$610K in COH GET funds available for site selection, design, land acquisition; site selection process underway; will need funding for EA, design, construction; design & construction to start late 2023. Contracting with SSFM to work on the transit hub and base yard expansion projects, to include site selection, Title VI & environmental analyses, public meetings. Awarded FY23 TOD CIP Planning Funds to conduct a planning study to include site selection to co-locate with the State Kailua-Kona Civic Center and baseyard. County is starting the planning process and will be coordinating the project with DAGS. SSFM is developing a work program. OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region.
	H-10	COH	North Kona	Ulu Wini Housing Improvements	8	Design/Const	ADA improvements completed July 2020; awarded FY2021 Fed CDBG funds for design & construction for laundry room expansion, certified kitchen conversion, wastewater treatment plan repairs/replacement.
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	6	Planning	Phase 1 complete; infrastructure issues, including water supply, need to be addressed for future phases. Future development is stalled due to Commission on Water Resource Management well permit policy. HHFDC is continuing to work on securing new water source development and allocation. The conditions imposed on the well construction permit made it infeasible. They are working to amend those conditions. Planning to issue RFP in Feb/March 2023.
	H-12	HHFDC/COH	North Kona	Kukuioala and Village 9 Affordable Housing	36	Pln/Des/Const	Subdivision approved in July 2022 for Kukuioala Village/HHFDC project & access road; County is seeking approvals/permits for construction of the access road; received \$4.25M in HHFDC funds for design/construction of access road; received \$10M in federal funds for design/construction of Phase 1 of Kukuioala Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuioala Village for emergency housing. Awarded FY24 TOD CIP Planning Funds. Resolution drafted for county council to accept the funding moving through the process. Access road to the homeless shelter is almost completed. They are going out for bid on vertical construction for the shelter. They are in negotiations for the design of the next phase of transitional housing. The contract is for conceptual master planning and site design for permanent transitional housing. Group 70 was hired as their consultant.
	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiaaalu o Kukuia, formerly known as Keawe Street Apts at the Villages of Lealii, is under construction; estimated to be completed in 4th Quarter 2024. They are in contact with DHHL to do a joint project or convey the property to them. First tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management Administration's (FEMA) temporary housing project, Kilohana, at the end of October. HHFDC's Kaiāulu o Kūku'ia permanent housing project is scheduled to receive new tenants in December. This is the first permanent housing project to be made available to Lahaina fire survivors.

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(as of 4/3/2025)

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County of Maui	M-06	COM	Lahaina-Kaanapali	West Maui TOD Corridor Plan		Proj Completed	Awarded FY21 TOD CIP Planning grant. Nelson/Nygaard was the consultant. West Maui TOD Corridor Plan included a section on framework for resiliency and disaster recovery planning. Copy of the report has been shared with Maui Office of Recovery. Presented to the Maui MPO TAC and Policy Board in February 2024 and TOD Council in April 2024. Project completed March 2024.
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex	6	Plan/Design	Final EA for housing & civic center uses at the parcel published May 2022.They are proposing 303 affordable living units and master planning for the DAGS civic center portion. Delivery of living units should be FY2029. DAGS awarded FY21 TOD CIP Planning grant for study of co-location of Kahului Public Library in civic center; contract awarded to hierarchy llp and completed. \$9 million was approved for design and construction in 2023 for civic center. HSPLS wants to build an innovation center on the first floor that will include makerspaces, meeting rooms, kitchen, etc. HHFDC is collaborating with EAH Housing (EAH) and DAGS to refine the site design. Development agreement has been executed and an SMA application of the project has been submitted.
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	Central Maui Transit Hub opened in November 2024.
	M-04	DAGS/ HHFDC	Wailuku	Wailuku Courthouse Expansion/Civic Center Complex	3	Plan/Design	HHFDC funded preparation of a programmatic EA for former Post Office site; initial DEA published for HHFDC is being revised for publication under DAGS. \$1 million in planning funds approved in 2023.
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	3.9	Planning	Awarded FY22 TOD CIP planning grant for master planning & environmental reviews. RFP for pre-master planning pending. Part of the Ka Lei Momi Project. Project postponed due to Maui wildfires recovery and uncertainty.
	M-05	COM	Wailuku-Kahului	Kaahumanu Ave Community Corridor Plan		Planning	Plan serves as TOD Pilot Area and studies being used for TOD Infrastructure Financing Study. Five bus stops along the Ka'ahumanu Avenue and are looking into expanding the routes in Central Maui.
	M-08	COM	Kihei-Makena	South Maui TOD Corridor Plan		Pre-Planning	Pending funding; South Maui CP update underway; TOD Plan to build on CP.

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