JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

JAMES KUNANE TOKIOKA
DIRECTOR

DANE K. WICKER
DEPUTY DIRECTOR

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

KA ʻOIHANA HOʻOMOHALA PĀʻOIHANA, ʻIMI WAIWAI A HOʻOMĀKAʻIKAʻI

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813
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DEPT. COMM. NO. 318

DTS202512151221MI

December 22, 2025

The Honorable Ronald D. Kouchi
President and Members
of the Senate
Thirty-Third State Legislature
State Capitol, Room 409
Honolulu, Hawaiʻi 96813

The Honorable Nadine K. Nakamura
Speaker and Members of the
House of Representatives
Thirty-Third State Legislature
State Capitol, Room 431
Honolulu, Hawaiʻi 96813

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

For your information and consideration, I am transmitting a copy of the Hawaiʻi Interagency Council for Transit-Oriented Development (TOD Council) Annual Report, as required by Hawaiʻi Revised Statutes (HRS) § 226-63(b)(9). In accordance with HRS § 93-16, I am also informing you that the report may be viewed electronically at http://dbedt.hawaii.gov/overview/annual-reports-reports-to-the-legislature/ or at the TOD Council website https://planning.hawaii.gov/lud/state-tod/

The Annual Report also provides a summary update of projects contained in the *State of Hawaiʻi Strategic Plan for Transit-Oriented Development, Revised August 2018*, as periodically updated. The Strategic Plan may be viewed electronically at https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_Aug2018_Current.pdf. Updated project fact sheets may be viewed at https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf.

Sincerely,

James Kunane Tokioka
DBEDT Director

Enclosure

c: Legislative Reference Bureau

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Hawai‘i Interagency Council for Transit-Oriented Development 2025 Annual Report

REPORT TO THE THIRTY-THIRD LEGISLATURE REGULAR SESSION OF 2026

Prepared pursuant to Hawai‘i Revised Statutes § 226-63(b)(9) by

Office of Planning and Sustainable Development
and
Hawai‘i Housing Finance and Development Corporation

Department of Business, Economic Development and Tourism
State of Hawai‘i

December 2025

Hawai'i Interagency Council for Transit-Oriented Development

Council Members, Designees, and Alternates

as of November 2025

Office of Planning and Sustainable Development (OPSD)
Director: Mary Alice Evans (Co-Chair)
Designees: Leo Asuncion, Seiji Ogawa

Hawai'i Housing Finance and Development Corporation (HHFDC)
Executive Director: Dean Minakami (Co-Chair)
Designees: Randy Chu, Albert Palmer

Office of the Governor
Chief of Staff: Brooke Wilson
Designee: Scott Glenn

Department of Accounting and General Services (DAGS)
Comptroller: Keith Regan
Designees: Gordon Wood, David DePonte

Department of Education (DOE)
Superintendent: Keith Hayashi
Designees: Audrey Hidano, Roy Ikeda

Department of Hawaiian Home Lands (DHHL)
Chairperson: Kali Watson
Designee: Nancy McPherson

Department of Health (DOH)
Director: Kenneth Fink, MD
Designees: Lola Irvin, Heidi Hansen Smith

Department of Human Services (DHS)
Director: Ryan Yamane
Designees: Malia Taum-Deenik, Joseph Campos

Department of Land and Natural Resources (DLNR)
Chairperson: Dawn Chang
Designees: Ian Hirokawa

Department of Corrections and Rehabilitation (DCR)
Director: Tommy Johnson
Designees: Harold Alejandro, Melanie Martin

Department of Transportation (DOT)
Director: Ed Sniffen
Designee: Tammy Lee

Hawai'i Community Development Authority (HCDA)
Executive Director: Craig Nakamoto
Designee: Ryan Tam

Hawai'i Public Housing Authority (HPHA)
Executive Director: Hakim Ouansafi
Designees: Barbara Arashiro, Benjamin Park

Stadium Authority (SA)
Chairperson: Eric Fujimoto
Designee: Michael Imanaka

University of Hawai'i (UH)
President: Wendy Hensel
Designees: Michael Shibata, Karen Lee

House of Representatives
Representative Luke Evslin
Alternate: Representative Nadine Nakamura

State Senate
Senator Chris Lee
Alternate: Senator Brandon Elefante

City and County of Honolulu (City)
Mayor: Rick Blangiardi
Designees: Tim Streitz, Dawn Takeuchi Apuna

County of Hawai'i (COH)
Mayor: Kimo Alameda
Designees: Bethany Morrison, Shannon Arquitola

County of Kaua'i (COK)
Mayor: Derek Kawakami
Designees: Jodi Higuchi Sayegusa, Celia Mahikoa

County of Maui (COM)
Mayor: Richard Bissen
Designees: Scott Forsythe, Marc Takamori, Nolly Yagin, Kauanoe Batangan

Business Representative
Catherine Camp, Central Pacific Bank

Developer Representative
Laura Kodama, Castle and Cooke

Housing Advocate
Kevin Carney, Affordable Housing Connections LLC

U.S. Department of Housing and Urban Development (Ex-officio)
Honolulu Field Office Representative: Ramona Mullahey

HAWAIʻI INTERAGENCY COUNCIL FOR TRANSIT-ORIENTED DEVELOPMENT

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

JOSH GREEN. M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
CO-CHAIR

DEAN MINAKAMI
CO-CHAIR

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December 16, 2025

Aloha Legislators:

We are pleased to present the 2025 Annual Report of the Hawaiʻi Interagency Council for Transit-Oriented Development (TOD Council). The Report fulfills the statutory requirement in Hawaiʻi Revised Statutes (HRS) § 226-63(b)(9) for the TOD Council to report annually to the Governor, the Legislature, and the mayor of each County on the progress of its activities and progress on the State Strategic Plan for Transit-Oriented Development.

The TOD Council is a 25-member multi-sector body charged with coordinating and facilitating State and County TOD initiatives statewide in support of affordable housing and economic opportunity in TOD communities. The TOD Council promotes mixed-use development, affordable and rental housing, and compact, pedestrian - friendly development in designated transit areas, and encourages State and County agency collaboration and cost-sharing of infrastructure needed to support State and County TOD initiatives.

We are extremely grateful to the Legislature for its continued support of the TOD Council and the annual TOD Capital Improvement Project (CIP) Planning fund appropriations, which are used to seed projects that will lead to affordable housing production in TOD areas and improved access to transit and other multimodal transportation options for residents in each County. The funding plays an important role in helping agencies advance their TOD projects to design and construction. In 2025, the Office of Planning and Sustainable Development awarded a total of $2 million to the following projects:

- County of Kauaʻi, Department of Public Works, Wastewater Division, Līhuʻe Facility Plan: Līhuʻe Wastewater Treatment Plant and Collection System Improvements – $1 million
- County of Hawaiʻi, Office of Housing and Community Development (OHCD) – 34 Rainbow Drive Affordable Housing Project, Hilo – $1 million

We wish to thank the Governor and Legislature, our federal, State, and County partners, and each of the TOD Council members/designees for their continued support of the TOD Council's efforts. We look forward to working collaboratively with them in the year ahead toward creating a foundation that builds more affordable housing in mixed-use and walkable TOD communities for generations to come.

Please feel free to reach out to us if you would like to discuss TOD or have any questions or suggestions for furthering the TOD Council's work.

Mahalo,

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, M.D.
Mayor Rick Blangiardi
Mayor Kimo Alameda
Mayor Derek Kawakami
Mayor Richard Bissen
Lt. Governor Sylvia Luke
Legislative Reference Bureau
Legislative Auditor
Department of Budget and Finance
Hawai'i State Public Library System University of Hawai'i Hamilton Library

1 INTRODUCTION

This report describes the activities and accomplishments of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) for calendar year 2025. It fulfills the statutory requirement in Hawai'i Revised Statutes (HRS) § 226-63(b)(9) for the TOD Council to report annually to the Governor, the Legislature, and the mayor of each county on the progress of its activities and progress on the *State Strategic Plan for Transit-Oriented Development* no later than twenty days prior to the convening of each regular legislative session.

Over the past year, the TOD Council and staff focused on advancing the role of TOD in supporting affordable housing, infrastructure funding and financing, and smart design that result in livable, resilient, and equitable communities in Hawai'i.

1.1 Hawai'i Interagency Council for Transit-Oriented Development

The TOD Council was established in 2016[1] as an advisory body to coordinate and facilitate State agency transit-oriented development (TOD), and to facilitate consultation and collaboration between the State and the counties on TOD initiatives.

Focus. The TOD Council focus is to promote mixed-use development, affordable for-sale and rental housing, and compact, pedestrian-friendly development in designated transit areas. The Council encourages State and County agency collaboration and cost-sharing of infrastructure needed to facilitate TOD initiatives. The TOD Council's statutory responsibilities as defined in HRS § 226-63(b) are listed in the sidebar.

On O'ahu, the State of Hawai'i is the largest landowner along the 20-mile Skyline rail corridor, with over 1,900 acres of land around the 21 operational and planned rail stations. As such, the State is uniquely positioned to enhance O'ahu's urban environment by applying smart growth and TOD principles to revitalize neighborhoods, increase affordable housing, and improve accessibility to public facilities and services.

[1] Act 130, Session Laws of Hawai'i (SLH) 2016 related to the TOD Council are codified in Hawai'i Revised Statutes (HRS) §§ 226-63 and 64; the Act's sections related to the roles and responsibilities of OPSD are codified in HRS § 225M-2(b)(10).

TOD COUNCIL DUTIES
HRS § 226-63(b)

(1) Serve as the State's transit-oriented development planning and policy development entity with representation from state and county government and the community;

(2) Formulate and advise the governor on the implementation of a strategic plan to address transit-oriented development projects, including mixed use and affordable rental housing projects, on state lands in each county;

(3) Facilitate the acquisition of funding and resources for state and county transit-oriented development programs, including affordable and rental housing projects, on state lands;

(4) Monitor the preparation and conduct of plans and studies to facilitate implementation of state transit-oriented development plans prepared pursuant to this section, including but not limited to the preparation of site or master plans and implementation plans and studies;

(5) Review all capital improvement project requests to the legislature for transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands within county-designated transit-oriented development zones or within one-half mile radius of public transit stations, if a county has not designated transit-oriented development zones;

(6) Recommend policy, regulatory, and statutory changes, and identify resource strategies for the successful execution of the strategic plan;

(7) Assemble accurate fiscal and demographic information to support policy development and track outcomes;

(8) Consider collaborative transit-oriented development initiatives of other states that have demonstrated positive outcomes; and

(9) Report annually to the governor, the legislature, and the mayor of each county on the progress of its activities, including formulation and progress on the strategic plan no later than twenty days prior to the convening of each regular session.

On the Neighbor Islands, similar principles are being applied in planning and developing State and county facilities and services to encourage quality growth and vibrant mixed-use neighborhoods around urban or rural public transit centers.

Council Organization & Support. The TOD Council is comprised of 25 members, including representatives from State agencies, the four counties, State Senate, State House of Representatives, and the business, housing, and development communities. It also includes an ex-officio representative from the U.S. Department of Housing and Urban Development (HUD). The directors of the Office of Planning and Sustainable Development (OPSD) and the Hawai'i Housing Finance and Development Corporation (HHFDC) serve as co-chairs of the TOD Council. HRS § 225M-2(b)(10) designates OPSD as the lead agency for State smart growth and TOD development planning in the State. In this capacity, OPSD provides staff support to the TOD Council and reviews State agency TOD conceptual development plans.

2 ACTIVITIES AND ACCOMPLISHMENTS

Organization of Report. The TOD Council's activities and accomplishments for calendar year 2025 are reported in accordance with its statutory responsibilities in HRS § 226-63(b).

2.1 TOD Council Meetings and Membership

(1) Serve as the State's transit-oriented development planning and policy development entity with representation from state and county government and the community. [HRS § 226-63(b)(1)]

Through its regularly scheduled meetings and activities, the TOD Council serves as the primary forum for the coordination of statewide TOD policy, funding, and program needs. The TOD Council held seven meetings between January and November 2025.

Current members are listed at the front of this report. The TOD Council would like to acknowledge the community members appointed by the Governor who serve voluntarily: Catherine Camp, Central Pacific Bank, business representative; Laura Kodama, Castle and Cooke, developer representative; and Kevin Carney, Affordable Housing Connections LLC, housing advocate.

2.2 Strategic Plan Formulation and Implementation

(2) Formulate and advise the governor on the implementation of a strategic plan to address transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands in each county. [HRS § 226-63(b)(2)]

The *State of Hawai'i Strategic Plan for Transit-Oriented Development* (*TOD Strategic Plan*) was first issued in December 2017. The last update was forwarded to the Governor and State Legislature in December 2018. The *TOD Strategic Plan* provides a dynamic framework for the State to affect a "unified vision and approach to the development of its properties." It sets forth how the State and counties can collectively act to make better use of public lands and resources so that public projects help create vibrant communities, provide improved service and accessibility, and increase affordable housing opportunities in proximity to transit.

Given the changes since 2018, a review and update of the *Strategic Plan* is needed to incorporate continued improvements in various transit systems, our improved understanding of climate change, the renewed emphasis on housing production, and recent discussions pertaining to expanding rail on O'ahu.

The *TOD Strategic Plan* is available at *https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_Aug2018_Current.pdf*.

2.2.1 Strategic Plan Formulation/Implementation: Advisory Support

The Governor's Office is kept informed of the implementation of the *TOD Strategic Plan* and related projects and initiatives through the participation of the Governor's Senior Special Assistant and other staff in TOD Council meetings and communications. Actions requiring the Governor's attention are coordinated as needed through the Governor's Office TOD Council representative. The TOD Council Co-chairs are also members of the Governor's Advisory Committee on TOD.

This Annual Report provides the Governor with an update of activities and progress in implementing the *TOD Strategic Plan*. In February 2025, the TOD Council also reviewed and transmitted recommendations to the Governor and the State Legislature on TOD CIP budget requests related to TOD projects identified in the *TOD Strategic Plan*; the 2025 TOD CIP budget recommendations are discussed in **Section 2.5**.

2.2.2 Strategic Plan Formulation/Implementation: Updates to the State TOD Strategic Plan and TOD Projects

The TOD projects in the *TOD Strategic Plan* are reviewed and updated annually. New projects are submitted to the TOD Council for inclusion in the *TOD Strategic Plan* as opportunities emerge. Projects in the *TOD Strategic Plan* are eligible for TOD CIP Planning funds appropriated by the State Legislature. Three new projects were added in 2025.

- **Līhu'e Wastewater Treatment Plant and Collection System Improvements, County of Kaua'i**
- **34 Rainbow Drive Affordable Housing Project, County of Hawai'i**
- **Ainaola Workforce Housing, County of Hawai'i**

Eighty-two TOD projects are identified in the *TOD Strategic Plan*. **Appendix A** of this report provides a list of State and county projects in the *TOD Strategic Plan* and their project status and funding received as reported to the TOD Council in 2025. Updates on selected TOD projects are summarized in **Section 2.4.** Updated TOD Project Fact Sheets for individual *TOD Strategic Plan* projects are posted at the TOD Council website at: *https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf*.

2.3 Acquisition of Funding and Resources

(3) Facilitate the acquisition of funding and resources for state and county transit-oriented development programs, including affordable and rental housing projects, on state lands. [HRS § 226-63(b)(3)]

The TOD Council serves as a forum for (1) educating its member agencies and the public on best practices, funding, and other resources to support TOD; (2) providing advocacy and facilitating access to funding and resources; and (3) assisting agencies in making individual and multi-agency

requests for funding and technical assistance to the State Legislature, other funders, and decision-makers.

TOD CIP appropriations for TOD projects and activities in 2025 are reported in **Section 2.4**. Other activities related to TOD project funding requests and project advocacy are discussed in **Section 2.5**.

2.3.1 Federal Award Implementation

U.S. Department of Housing and Urban Development (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) Award

Office of Planning and Sustainable Development, Office of the Governor, and State and County Partners

The State was awarded $6.6 million in U.S. HUD PRO Housing funds in June 2024. The PRO Housing grant is administered by the OPSD TOD Program. An Action Plan for the award was approved by HUD in 2025, and two individuals were hired to begin work on various projects. This award aims to increase statewide capacity to address a range of regulatory, administrative, and legislative barriers in producing and preserving affordable and accessible housing. As numerous studies identify the lack of infrastructure as the number one obstacle to building affordable housing, the Action Plan includes projects that will examine new tools to fund infrastructure and infuse funding for county-level infrastructure projects. The funds will be expended over four years to fund staff and the following projects:

- Study and creation of a community facilities district or similar financing mechanism to fund infrastructure projects in Iwilei;
- Study and creation of a statewide infrastructure bank;
- Wastewater infrastructure improvements for two TOD areas: Līhuʻe, Kauaʻi and Kailua-Kona, Hawaiʻi; as well as
- Work with the counties to reduce regulatory barriers to housing production.

2.3.2 Presentations/Workshops on Resources for Project Development

Workshop: Opportunity Zones 2.0 Could Bring New Investments to Hawaiʻi Communities

Organized by TOD Council member, Ramona Mullahey, U.S. HUD Honolulu Field Office

Featured speakers from Novogradac, the Economic Innovations Group, Arctaris Impact Investors, and the Milken Institute provided the latest information on the federal tax incentives for Opportunity Zones (OZs), which were made permanent under Public Law 119—21, approved in July 2025. These zones, currently located across Oʻahu, Maui, Hawaiʻi Island, and Kauaʻi, are selected low-income census tracts where tax advantages for capital gains are available if they are invested in business or real property development within the zone. Since their creation in 2017, OZs have leveraged more than $282 million in equity investment in Hawaiʻi, helping to stimulate housing and community development. Nationally, the program has spurred more than $89 billion in investments, particularly in affordable and workforce housing. With OZ 2.0, the program will now feature enhanced transparency, reporting requirements, and stronger incentives for rural projects—such as increased basis step-ups and reduced thresholds for rehabilitating existing buildings in rural OZ census tracts.

For Hawai'i, where land constraints and high housing costs remain pressing challenges, OZs present a unique opportunity to pair federal tax incentives with State and county planning initiatives. By leveraging this tool alongside other programs like Low-Income Housing Tax Credits and New Market Tax Credits, stakeholders can unlock resources that foster both economic and job growth, housing, and community development.

A new round of OZ designations will start in July 2026. Hawai'i can position itself to be ready for OZ 2.0 by mobilizing a partnership of State, county, local, and federal partners to identify a slate of census tracts for designation and a project pipeline for OZ investments.

Workshop materials are available at *DBEDT's OZ* webpage under "+Opportunity Zones in Hawaii Resources & Webinars." The webinar can be viewed at *https://www.youtube.com/watch?v=9xxxjaBXeIg*

- **Milken Institute Showcases Platform to Advance Infrastructure and OZ Projects in Hawai'i**
  Sara Ortner, Milken Institute Community Infrastructure Center; Organized by TOD Council member, Ramona Mullahey, U.S. HUD Honolulu Office

  As a follow-up to the OZ workshop, Sara Ortner presented an overview of the Milken Institute's Community Infrastructure Center (CIC), a national platform designed to help underserved communities advance infrastructure and climate-resilience projects. The CIC connects local project sponsors with funders, technical assistance providers, and planning resources, offering tools such as project readiness assessments, grant-matching, funding calculators, and a library of more than 1,500 resources. It currently hosts more than 900 projects and 1,500 partner organizations nationwide and is expanding targeted support for Opportunity Zones, including automatic OZ project tagging and development of OZ-specific readiness templates.

  The free platform supports projects at any stage, with a particular emphasis on pre-development needs for small and community-based efforts. Ortner also highlighted the CIC's "deal room" model, which brings vetted community projects before potential funders. Since launching, the CIC has supported over $775 million in projects and plans to begin weekly deal rooms to accelerate capital deployment.

  Ortner demonstrated how to use the CIC to cultivate a pipeline of local infrastructure, resilience, and Opportunity Zone projects by connecting community initiatives with national capital networks and technical expertise. She encouraged local agencies, organizations, and project sponsors to register, explore the platform, and participate in the development of tools to support Opportunity Zone 2.0 and innovative financing partnerships in the islands.

  Materials are available at *DBEDT's OZ* webpage under "+Opportunity Zones in Hawaii Resources & Webinars." Video recording is available at *https://www.youtube.com/watch?v=fQTgxsYoy8A*

2.4 TOD Plans and Studies

(4) Monitor the preparation and conduct of plans and studies to facilitate implementation of state transit-oriented development plans prepared pursuant to this section, including but not limited to the preparation of site or master plans and implementation plans and studies. [HRS § 226-63(b)(4)]

The TOD Council monitors activities related to (1) individual projects identified in the *State TOD Strategic Plan*; and (2) regional TOD-related projects that facilitate TOD development for multiple State, county, and private landowners in an area. The *State TOD Strategic Plan* currently includes over 82 TOD projects and studies identified by the State and counties. **Table 1** (next page) lists selected TOD projects with studies or project development underway. **Appendix A** summarizes the status of all TOD Strategic Plan projects being tracked by the TOD Council. Projects are described in individual TOD Project Fact Sheets, available at the TOD Council website: *https://files.hawaii.gov/dbedt/op/lud/TODStratPlan_AppA-FactSheets_Current.pdf*

The next section provides updates on TOD projects and studies that have received TOD CIP funding, along with other efforts to enhance State TOD project implementation.

Table 1. TOD Projects Underway or Being Initiated in Fiscal Years 2025 and 2026

		Proj ID	Agency	TOD Station or Area	Project	Proj Phase
Oahu: State-Identified Projects	East Kapolei	O-01	DHHL	Kualakai (E Kapolei)	Kauluokahai Increment II-A, Multi-Family/Commercial	Planning
		O-02	UH	Kualakai, Keoneae (UHWO)	UH West Oahu University District	Planning
		O-03	UHWO	Kualakai, Keoneae	UH West Oahu Long Range Development Plan	Planning
		O-04	UHWO	Kualakai, Keoneae	UH West Oahu TOD Infrastructure	Planning
		O-05	UHWO	HCC	UH West Oahu Multi-Campus Housing (Faculty/Student/Staff)	Planning
		O-06	DLNR	Keoneae	East Kapolei Master Development Plan	Planning
		O-07	DOE	Honouliuli (Hoopili)	East Kapolei High School	Planning
		O-38	HDOT	Honouliuli	Farrington Highway Widening	Design/Const
		O-12	HPHA	Waiawa (Pearl Highlands)	Hale Laulima Homes	Planning
	Halawa	O-13	SA/DAGS	Halawa	Aloha Stadium Redevelopment / Ancillary Development (NASED)	Planning
		O-14	HPHA	Halawa	Puuwai Momi Homes/Conceptual Master Plan	Planning
	Iwilei-Kapalama	O-16	DCR/DAGS	Mokauea (Kalihi)	Redevelopment	Planning
		O-17	HPHA	Mokauea	Kamehameha and Kaahumanu Homes	Planning
		O-41	HPHA	Mokauea	Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment	Planning
		O-21	HPHA	Niuhelewai	School Street Administrative Offices Redevelopment	Design/Const
		O-39	HHFDC	Niuhelewai, Kuwili (Iwilei)	State Iwilei Infrastructure Master Plan	Implementation
		O-22	HPHA	Kuwili	Mayor Wright Homes Redevelopment	Design/Const
		O-23	HHFDC/DAGS	Kuwili	Liliha Civic Center Mixed-Use Project	Planning
		O-25	HHFDC	Kukuluaeo (Kakaako)	690 Pohukaina	Design
		O-26	DOE/HHFDC	Kukuluaeo	Pohukaina Elementary School	Planning
City & County of Honolulu		O-42	CCH	Kuwili	Kuwili Station TOD Redevelopment Area Master Planning	Planning
		O-33	CCH	Kalauao (Pearlridge)	Pearlridge Bus Center/TOD Project	Design/Const
		O-34	CCH	Niuhelewa	Kapalama Canal Catalytic Project/Linear Park	Design
		O-35	CCH	Holau (Chinatown)	Chinatown Action Plan (multiple projs)	Design/Const
		O-36	CCH	Pouhala	Waipahu Town Action Plan (multiple projs)	Pln/Des/Const
Kauai		K-18	COK	Lihue	Lihue Town TOD Infill Development	Planning
		K-17	COK/DPW	Lihue (Eiwa St TC, stops)	Lihue Wastewater Treatment Plant & System Improvements	Planning
		K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	Pre-Planning
		K-14	COK	Lihue	Lihue Civic Center Redevelopment	Planning
		K-04	COK/KHA/HHFDC	Eleele	Lima Ola Workforce Housing Development	Design/Const
		K-05	UH KCC	Puhi	UH Kauai Community College LRDP/Potential Housing	Planning
		K-07	COK/DPW	Hanapepe	Hanapepe Road Resurfacing/Complete Streets Project	Pln/Des/Const
		K-08	HHSC/COK	Kapaa	Samuel Mahelona Memorial State Hospital/TOD Master Plan	n
		K-17	HPHA	Kapaa	Hale Nana Kai O Kea Redevelopment	Planning
		K-09	COK/DPW	Kapaa	Kawaihau/Hauaala/Mailihuna Street & Safety Improvements	Construction

Table 1. TOD Projects Underway or Being Initiated in Fiscal Years 2025 and 2026 (cont.)

	Proj ID	Agency	TOD Station or Area	Project	Proj Phase
Kauai	K-10	COK/DPW	Koloa School	Poipu Road Safety & Mobility Projects	Design/Const
	K-13	COK/PD/KHA	Kekaha-Lihue Line	Waimea 400 (fka Waimea Lands Master Plan)	Planning
	K-16	COK/KHA	Kilauea/Anaina Hou Park-n-Ride	Kilauea Town Affordable Housing Expansion	Planning
Hawaii	H-13	COH	Pahoa	Pahoa Transit Hub/HSPLS Library Co-location	Planning
	H-05	COH	Hilo	Ka Hui Na Koa O Kawili Affordable Housing	Construction
	H-14	HPHA/COH	Hilo	Lanakila Homes/Complete Streets/Multi-Modal Improvements	Planning
	H-16	COH-OHCD	Hilo	34 Rainbow Drive Affordable Housing	Planning
	H-17	COH-OHCD	Hilo	Ainaola Workforce Housing	Planning
	H-15	DAGS/COH	Kailua-Kona	State Kailua-Kona Civic Center	Pre-Planning
	H-09	COH	Kailua-Kona	Kona Transit Hub (formerly Old Airport Transit Station)	Planning
	H-10	COH	North Kona	Ulu Wini Housing Improvements	Design/Const
	H-11	COH	North Kona	Kamakana Villages Senior/Low Income Housing	Planning
	H-12	HHFDC/COH	North Kona	Kukuiola and Village 9 Affordable Housing	Pln/Des/Const
Maui	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	Pln/Des/Const
	M-02	HHFDC/DAGS	Kahului	Kahului Civic Center Mixed-Use Complex	n
	M-04	DAGS/ HHFDC	Wailuku	Wailuku Courthouse Expansion/Civic Center Complex	Plan/Design
	M-07	HPHA	Wailuku	Kahekili Terrace Redevelopment/Master Plan	Planning
	M-08	COM	Kihei-Makena	South Maui TOD Corridor Plan	Pre-Planning

2.4.1 Projects Funded by Legislative Appropriations

Since the establishment of the TOD Council in 2016, the State Legislature has in most years appropriated CIP funds to OPSD for TOD CIP Planning projects. The TOD CIP Planning funds are used to seed master planning or infrastructure assessment efforts that advance TOD projects near transit nodes—with emphasis on projects that require multi-agency cooperation and collaboration—and address State TOD objectives in the *TOD Strategic Plan*. The goal of the planning grants is to support the development of affordable housing, mixed-use, walkable, and compact communities near transit on Oʻahu and on the Neighbor Islands. This year's awards and the status of planning projects funded in prior years are summarized below.

■ FY 2026 TOD CIP Planning, Statewide [Act 250, SLH 2025] $2,000,000

Two TOD project proposals were selected for this year's TOD CIP funds and were announced at the September 2025 TOD Council meeting. Information on the awards is posted at *http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/*.

⏩ County of Kauaʻi, Dept of Public Works, Wastewater Management Division $1,000,000

Līhuʻe Facility Plan – Wastewater Collection System Condition Evaluation, Līhuʻe, Kauaʻi

The Līhuʻe Facility Plan's goal is to provide safe and reliable wastewater treatment infrastructure and sewer service expansion to support affordable housing and planned development in Līhuʻe. The Condition Evaluation Study is a critical component of the County's larger system-wide improvement program, which is essential to accommodate future flows generated by planned growth in Līhuʻe Town. Funds will be used to conduct condition inspections of prioritized portions of the existing collection system, including gravity sewers, manholes, and pump stations. Inspection data will be evaluated to develop rehabilitation and replacement recommendations for the collection system.

⏩ County of Hawaiʻi, Office of Housing and Community Development $1,000,000

34 Rainbow Drive Affordable Housing, Hilo, Hawaiʻi

The Project involves the development of portions of the 24.947-acre former Hilo Hospital site for various types of affordable rental housing units and supportive services. Planning grant funds will be used to revisit the initial master plan, prepare environmental review documents for the plan, and continue planning for road and infrastructure improvements to support development of affordable rental housing at the site in proximity to transit and the regional health care corridor. The initial master plan includes additional renovations to the old hospital building to expand services, and provide patient rooms and offices. A Department of Health Mental Health Center is also proposed for the site.

■ FY 2025 TOD CIP Planning, Statewide [Act 164, SLH 2023] $1,000,000

⏩ City and County of Honolulu $700,000

Kūwili Station TOD Redevelopment Area Master Planning, Iwilei, Oʻahu

The project includes a master plan for the redevelopment of newly acquired City properties and a 20-acre area surrounding the Kūwili Station with the goal of turning this area into a walkable, high-density, mixed-use community with expanded access to affordable housing, transit, and multi-modal transportation options. Included is conceptual planning for buildout

and green space, an improved street network, bike and pedestrian connections within the area and with adjoining neighborhoods, and a shared infrastructure improvement schedule for the proposed development. The City is partnering with the Oʻahu Metropolitan Planning Organization to incorporate a mobility hub as part of the Kūwili project. A project consulting team has been selected and a project kickoff was held in November.

⏩ County of Kauaʻi, Planning Department — $300,000

Līhuʻe Town Transit-Oriented Development (TOD) Infill Development, Līhuʻe, Kauaʻi **Nearing Completion**

The project includes the study of financial feasibility and capacity for affordable multifamily housing within Līhuʻe Town Core and commercially zoned areas near the Town Core. The effort will result in housing prototypes, recommendations for implementation pathways to encourage infill redevelopment, including regulatory requirements, zoning amendments, and other actions to reduce risk for infill redevelopment projects. This effort will lay the groundwork for also addressing infrastructure requirements for infill housing.

■ FY 2024 TOD CIP Planning, Statewide [Act 164, SLH 2023] — $1,000,000

⏩ Hawaiʻi Public Housing Authority — $250,000

Hale Laulima, Pearl City, Oʻahu **In-Progress**

The project includes exploring development potential with massing models, initiating environmental review, and assessing brownfields issues as required by HUD. The current facility built in 1981 is underutilized and low-density, with only 36 residential units on a 3.96-acre property. Redeveloping the site will connect and contribute to the surrounding community, and potentially house hundreds of additional residents. It is within walking distance of the Waiawa (Pearl Highlands) Skyline station. Highridge Costa Development Company (HCDC), the master developer for HPHA's Ka Lei Momi redevelopment effort, is undertaking pre-development work to ready the project for development.

⏩ Hawaiʻi Public Housing Authority — $350,000

Hale Nana Kai O Kea Redevelopment, Kapaʻa, Kauaʻi **In-Progress**

The project includes planning for redevelopment of the site to increase the number of residential units and coordinate development with implementation of the Samuel Mahelona Memorial Hospital's (SMMH) Master Plan and Programmatic EIS. The 3.47-acre parcel is underutilized and has only 38 units. Redevelopment will help meet the housing shortage and support the SMMH Master Plan vision for a vibrant community. The funds will help HPHA to begin massing studies, infrastructure assessment, and environmental reviews.

⏩ County of Hawaiʻi, Office of Housing and Community Development — $400,000

Kukuiola Village 9 Permanent Supportive Housing, Kailua-Kona, Hawaiʻi **In-Progress**

The project includes planning for up to 160 permanent supportive housing units and support facilities. These rentals will serve as permanent housing for formerly homeless and those earning 60% or below the area median income (AMI). This project is Phase 3 of an overall project, and includes working on topography, site planning, concept layouts, architectural designs, unit count, and a possible traffic impact report. The 10.59-acre site is next to an existing sewer line and roads are in place. It also has water, electrical, and telephone available. The project lies within the TOD Infrastructure Financing Study's Pilot Area. It is in close proximity to the West Hawaiʻi Civic Center and near a major transit line.

FY 2023 TOD CIP Planning, Statewide [Act 248, SLH 2022] — $2,000,000

Hawai‘i Public Housing Authority — $350,000

Kamehameha and Ka‘ahumanu Homes Redevelopment, Kalihi, O‘ahu — **In-Progress**

The project includes planning for the proposed redevelopment of 23.4 acres of aging public housing into a mixed-use, mixed-income community—a priority for HPHA. It will increase the number of affordable housing units within walking distance of two planned rail stations. Proximity to DOE school facilities provides an opportunity for collaboration around teacher and workforce housing. The project lies in an Urban Honolulu Opportunity Zone census tract. Highridge Costa Development Company (HCDC), the master developer for HPHA's Ka Lei Momi redevelopment effort, is proceeding with plans to develop Phase 1 of the proposed Ka‘ahumanu Homes Redevelopment project.

University of Hawai‘i System — $250,000

UH West O‘ahu University District (Non-Campus) Lands Feasibility, East Kapolei, O‘ahu — **In-Progress**

The project will identify and evaluate revenue generating potential of development of the UH West O‘ahu (UHWO) University District Lands to support the University's mission and guide potential TOD development to achieve a compact, mixed-use, walkable transit-oriented community near schools, jobs, and services. This is a priority TOD project for UH and the State with two rail stations adjacent to the UHWO campus and its potential to catalyze TOD in the East Kapolei area as envisioned in the City's East Kapolei Neighborhood TOD Plan.

County of Hawai‘i / State Department of Accounting and General Services — $400,000

Kailua-Kona Transit Hub Planning, Kailua-Kona, Hawai‘i — **In-Progress**

The project includes site selection, conceptual master planning, and preparation of an Environmental Assessment (EA) for the County‘s Kailua-Kona Transit Hub, including the potential co-location of a State office facility to consolidate leased office space in the Kona area. The project will provide essential transit infrastructure in support of TOD in the Kailua-Kona region and supports implementation of the County's move to a hub-and-spoke transit system. The potential for co-location of a State civic center will improve access to services for clients and employees and support increased ridership on County transit in the region. Portions of the study area lie within Kailua-Kona Opportunity Zone census tracts.

County of Kaua‘i Housing Agency — $425,000

Waimea 400 Affordable Housing Master Plan, Waimea, Kaua‘i — **Nearing Completion**

The project includes master planning, predevelopment engineering, and technical studies for almost 400 residential units on 30 acres of County-owned land within the County's Waimea 400 project area. The Waimea 400 lands are adjacent to Waimea Town, State schools, and health care facilities. The project supports County implementation of the affordable housing component in the completed Waimea 400 Plan and supports delivery of housing on County lands adjacent to State facilities served by County transit. The housing master plan will complement the creation of a walkable, pedestrian-oriented neighborhood near recreational, agricultural, and open space in the Waimea 400 Plan.

⏩ County of Kaua'i Housing Agency — $375,000

Kīlauea Town Affordable Housing Master Plan, Kīlauea, Kaua'i — **Nearing Completion**

The project includes master planning, predevelopment engineering, and technical studies for a master planned residential community adjacent to Kīlauea Town Center, which will provide over 200 affordable housing units on approximately 48 acres. The proposed housing aligns with County plans for Kīlauea Town and furthers County efforts to provide housing outside of areas impacted by storm-related flooding and road closures. The County has CBDG-Disaster Recovery funds for a portion of project costs.

■ FY 2022 TOD CIP Planning, Statewide [Act 88, SLH 2021, Sec 26.K.2] — $2,000,000

⏩ County of Kaua'i — $350,000

Līhu'e Civic Center Redevelopment Plan, Līhu'e, Kaua'i — **Nearing Completion**

Preparation of a conceptual redevelopment plan for the Līhu'e Civic Center to support mixed—use development, including housing, commercial uses, and other services such as a childcare facility, and preparation of a phasing plan for redevelopment of the property. The redevelopment studies and multifamily infill prototypes developed support County plans to revitalize the Līhu'e Town Core to provide much-needed affordable housing and create a civic and commercial anchor for Līhu'e Town and gathering place for the island. Further work on a form-based code ordinance to facilitate multifamily infill housing will support County efforts to attract development partners in this redevelopment effort. The project was informed by the work completed in the FY21 TOD CIP-funded Līhu'e Civic Center Mobility Plan project, which will improve mobility and access to services and facilities in the town core.

⏩ UH-West O'ahu — $125,000

UHWO Non-Campus Lands Urban Design Plan (UDP) Update, East Kapolei, O'ahu — **In-Progress**

Update of the UHWO Non-Campus Lands UDP (November 2011) for consistency with the City's East Kapolei Neighborhood TOD special district and zoning maps for the station areas in East Kapolei, O'ahu. Non-Campus Lands include 2 key TOD areas surrounding the UHWO (Keone'ae) and East Kapolei (Kualaka'i) transit stations. The revised plan will streamline the City permit review process and provide a vision for future development of the Non-Campus Lands as well as design principles/guidelines to ensure development is compatible with the campus and supports TOD densities in the City's adopted East Kapolei TOD Plan.

⏩ DLNR — $300,000

East Kapolei TOD Conceptual Urban Design Plan, East Kapolei, O'ahu — **Completed**

Preparation of a conceptual urban design plan for two DLNR East Kapolei parcels in East Kapolei, Oahu: one adjacent to the Keone'ae Rail Station; the second situated mauka and east of the Kualaka'i Parkway and Farrington Highway intersection. The urban design plan includes alternative site plan layouts, architectural design themes and guidelines, architectural renderings, circulation plan, and public realm improvements to provide walkable, livable mixed-use development in proximity to the Skyline rail stations.

HPHA **$225,000**

Kahekili Terrace Housing Master Plan, Kahului, Maui **In-Progress**

Master planning and preparation of an EA for the redevelopment of a 3.9-acre portion of HPHA's Kahekili Terrace in Wailuku, Maui, to provide additional density to increase number of affordable, work force, and/or market rate housing units on the property. The project is intended to support and enhance the Wailuku Redevelopment Area and incorporate elements to enable safe access for pedestrians, bicyclist, motorist, and transit users within the community. Highridge Costa Development Company (HCDC), the master developer for HPHA's Ka Lei Momi redevelopment effort, is undertaking pre-development work to assess how to proceed with project development.

HPHA **$400,000**

Puʻuwai Momi Housing Redevelopment Master Plan, Hālawa, Hawai'i **In-Progress**

Master planning for the redevelopment of Puʻuwai Momi Housing situated adjacent to the Hālawa Rail Station and in proximity to Aloha Stadium redevelopment. The master plan will articulate the potential for redevelopment of Puʻuwai Momi into a vibrant, mixed-use community that integrates affordable housing into the urban fabric envisioned in the City's Hālawa Area TOD Plan. Highridge Costa Development Company (HCDC), the master developer for HPHA's Ka Lei Momi redevelopment effort, is undertaking pre-development work to prepare the project for next steps in the development process.

County of Hawai'i **$100,000**

Pāhoa Transit Hub Site Selection and Planning, Pāhoa, Hawai'i **Nearing Completion**

Conduct of site selection and planning studies and preparation of a Final Environmental Assessment to inform the location, final design, and construction of a Pāhoa Transit Hub with a State public library co-located onsite in Pāhoa Town, which will improve transportation options and access for residents of the lower Puna area, one of the County's fastest growing areas. The project included potential siting of other facilities on the same site and consideration of other mobility options such as carsharing, bikesharing, and micromobility. In 2022, HSPLS contributed $350,000 in CIP planning funds to support inclusion of a new Pāhoa Public Library at the Transit Hub site. Design funds were appropriated in 2024 for the library. The County is now preparing for the next phase of land acquisition.

OPSD **$500,000**

TOD Infrastructure Financing Study and Pilot Projects, Statewide [Act 88, SLH 2021, Sec 39]

The State legislature charged OPSD with conducting a TOD infrastructure financing study for four TOD Pilot Areas statewide: Iwilei-Kapālama on Oʻahu; Līhuʻe Town core on Kauaʻi; Kaʻahumanu Community Corridor for Maui, and a segment of the Ane Keohokālole corridor for Hawaiʻi County. The study included identifying alternative financing tools and cost recovery mechanisms to recapture upfront State infrastructure investment; examining specific financing, cost recovery, and value capture tools for a TOD Pilot Area in each county; analyzing barriers and strategies to financing TOD infrastructure; and developing recommendations, including legislation, to implement tools for each TOD Pilot Area.

A multidisciplinary consultant team led by HR&A Advisors issued a final summary strategy in December 2023 and assisted with stakeholder consultations through August 2024. The recommendations contained in the Strategy were presented to the TOD Council, Hawaiʻi

Business Roundtable, Hawai'i Congress of Planning Officials, and other organizations. The findings were the basis for 2024 legislation introduced to create new funding and financing for infrastructure as well as the infrastructure-focus for the State's PRO Housing grant application to HUD. The full Strategy Report is posted at: *https://files.hawaii.gov/dbedt/op/lud/Reports/TOD_InfraFin_Strategy_20231221.pdf*.

■ **FY 2021 TOD CIP Planning, Statewide** [Act 6, SLH 2020, Sec 4.K.1] **$1,500,000**

⏩ HPHA / County of Hawai'i **$550,000**

Lanakila Homes/County of Hawai'i Multi-Modal Transportation Project, Hilo **Completed**

Joint project for planning and design for development of low-income and affordable housing units on an 8-acre area of HPHA's Lanakila Homes in Hilo, Hawai'i—incorporating the County of Hawai'i's Complete Streets and Multi-Modal Transportation elements in site planning and design to enhance "first and last mile" walking and bicycling opportunities and facilitate access to existing and planned bus facilities within Hilo town. Highridge Costa Development Company (HCDC), the master developer for HPHA's Ka Lei Momi redevelopment effort, built on the pre-development work of this study to ready the Lanakila project for development.

⏩ County of Maui **$500,000**

West Maui TOD Corridor Plan, Lahaina-Kā'anapali, Maui **Completed**

The project entailed planning and development of an implementation strategy for a transit corridor running along Honoapi'ilani Highway from the Lāhaina Recreation Complex to Whalers Village in the Kā'anapali Resort area. Nelson Nygaard was the prime consultant. Due to the West Maui wildfires, the final report was adjusted to include recommendations for using the plan's principles and recommendations to support recovery efforts and long-term rebuilding. The final report is posted at: *https://www.mauimpo.org/wmcc-framework-resiliency*

⏩ County of Kaua'i **$250,000**

Līhu'e Civic Center Mobility Plan, Līhu'e, Kaua'i **Completed**

The project involved the preparation of a Civic Center Mobility Site Plan and development of parking management strategies for the Līhu'e Civic Center campus to support County TOD redevelopment at the Civic Center site and TOD on adjacent State properties. A consultant team led by Nelson Nygaard conducted site assessments and design charrettes for conceptual planning. The final plan was presented at the November 17, 2023 TOD Council meeting.

⏩ Hawai'i State Public Library System (HSPLS) / DAGS **$200,000**

Integrated Kahului Library/Kahului Mixed-Use Civic Center Complex, Kahului **Completed**

This planning study identified programming needs for a new Kahului Public Library and examined possible integration of the library into the DAGS Mixed-Use Civic Center Complex site in Kahului, Maui. A project team led by hi·arch·y llp completed the development program, analyzed case precedents, and drafted preliminary conceptual site plans for the mixed-use library/civic center facility. Design for the civic center facility is underway, and DAGS intends to include a request in the 2027-2029 fiscal biennium to fund the construction of the civic center facility, which will include space for DOE's adult education program and

for pre-K. A Special Management Area permit for the entire State parcel inclusive of housing and the civic center facility is being considered by the County.

FY 2018 TOD CIP Planning, O'ahu [Act 49, SLH 2017, Sec 30.K.3] — $1,000,000

⏩ OPSD — $1,000,000

State TOD Planning and Implementation Plan, Island of O'ahu — **Completed**

The CIP TOD appropriation was used for master planning, site planning, and infrastructure assessments for State agency transit-oriented development projects near proposed rail stations in the State TOD priority areas of East Kapolei, Hālawa-Stadium, and Iwilei-Kapālama. The final report was completed in July 2020. Report findings include anticipated land use scenarios for each priority area, compiled infrastructure improvements and costs for infrastructure necessary to support projected buildout, and a financial analysis of various financing options for the necessary infrastructure improvements. Report findings for the East Kapolei area have been used as the baseline for the East Kapolei Infrastructure Implementation Plan project currently underway, administered by HCDA in partnership with OPSD is posted at the TOD Council website.
https://files.hawaii.gov/dbedt/op/lud/20200811_StateTODProjectReport/State-TOD-PIP-Proj_WebReport-w-Appendices_202007.pdf

FY 2018 Other TOD Project Appropriations

⏩ DAGS / Stadium Authority (SA) — $10,000,000

New Aloha Stadium Entertainment District Project (NASED) — **In-Progress**

DAGS/Stadium Authority received $10 million for master planning and preparation of a programmatic EIS for the approximately 100-acre NASED Project, which has a Stadium Project component and Real Estate Project component. A Final Programmatic EIS for the project was accepted in September 2022. Aloha Hālawa District Partners was approved in October 2024 as the preferred offeror for the public-private partnership procurement to develop the project. All the agreements are planned to be executed by early 2026, and the project is expected to be completed by March 2029. To follow the progress of the Aloha Stadium Redevelopment project, visit the NASED website, *https://nased.hawaii.gov/*.

⏩ DAGS / University of Hawai'i Community Design Center (UHCDC) — $250,000

Līhu'e Civic Center TOD Proof of Concept Project — **Completed**

The Legislature appropriated $250,000 to DAGS for UHCDC to conduct a TOD Proof of Concept study for a key community site. DAGS selected the Līhuʻe Civic Center area to examine the TOD potential of the State-owned former Līhuʻe Police Station site. The project work will incorporate and complement the County's Līhuʻe Town Center revitalization efforts. Stakeholder engagement and work on preliminary concepts was completed.

⏩ OPSD / University of Hawai'i Community Design Center — $250,000

Waipahu TOD Proof of Concept Project — **Completed**

The course work and directed research by the UH CDC project team was completed and presented to the TOD Council in January 2018. The work provides a framework for integrative analysis and planning for the development of all State parcels within the ½-mile radius of the Waipahu transit station.

FY 2017 TOD CIP, O‘ahu [Act 124, SLH 2016, Sec 5.K.1.01] $500,000

In 2016, the Legislature appropriated $500,000 in CIP funds to OPSD for FY 2017 to undertake plans for site master planning for State lands in TOD areas on O‘ahu. Project status is summarized below.

DAGS / Stadium Authority $200,000

Aloha Stadium Redevelopment and Ancillary Development: Pu‘uwai Momi Scoping **Completed**

The grant funds were bundled into the DAGS/Stadium consultant contract for the New Aloha Stadium Entertainment District (NASED) Project, and later re-programmed to develop preliminary plan schemes and a market study for redevelopment of HPHA’s Pu‘uwai Momi Homes site, as well as alternatives that could distribute the total anticipated HPHA residential units throughout the three-phased NASED project area. This was done to facilitate integration of the overall redevelopment scheme for State lands in the Hālawa rail station area. Alternative conceptual HPHA housing schemes have been prepared and a highest-and-best-use market study of the Pu‘uwai Momi parcel completed. Additional studies related to archaeological, historic, and cultural resources were completed.

Department of Land and Natural Resources $200,000

East Kapolei Lands—Strategic Master Plan **Completed**

A consultant team conducted an initial market study and conceptual strategic plan for four DLNR parcels situated adjacent to UH West O‘ahu, DR Horton Ho‘opili lands, and the Keone‘ae (UH West O‘ahu) transit station. The funds supplemented the conceptual strategic plan to incorporate TOD elements. The strategic plan is the foundation for the preparation of an EIS for the two TOD parcels and informs the urban design plan to be prepared with funding from the DLNR FY22 TOD CIP planning grant. The EIS is underway and urban design concepts were presented to the TOD Council at its September 2023 meeting.

UH Honolulu Community College (HCC) $100,000

UH HCC Campus—TOD Study **Completed**

The report, which assessed potential TOD options in conjunction with the future transit station planned on the HCC campus, was completed in 2019 and presented to the UH Board of Regents. A presentation on the HCC TOD study findings was made to the TOD Council at its June 2019 meeting.

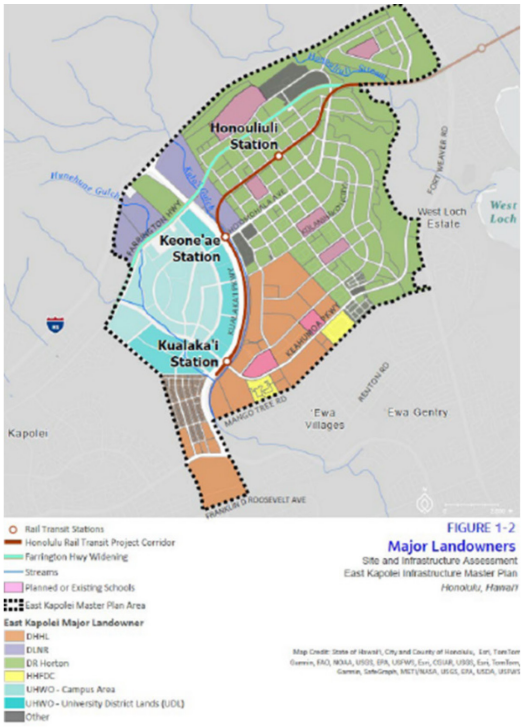
2.4.2 Presentations and Project Updates

State and City Agencies Collaborate to Advance East Kapolei TOD

Presentations from the City Department of Planning and Permitting and State Agencies

Multiple agencies briefed the TOD Council at its April meeting on their efforts to coordinate infrastructure, zoning, and project planning to create compact, walkable communities around the East Kapolei Skyline rail stations. The City and County of Honolulu Department of Planning and Permitting (City DPP) presented the proposed City's TOD zone changes and special district overlay that would allow for mixed-use development in the area. The City goal is to encourage affordable housing, streamline permitting, and enhance walkability. Over 12,000 housing units are projected for the area, representing nearly one-third of the rail corridor's total TOD growth potential.

Hawai'i Community Development Authority (HCDA) and OPSD have partnered on the East Kapolei Infrastructure Implementation Master Plan project, which aims to identify and prioritize regional utility needs and potential financing mechanisms for infrastructure development. The Department of Land and Natural Resources (DLNR) presented its conceptual TOD urban design schemas for three East Kapolei parcels, which focused on how development on these parcels could link with the rail stations, UH-West O'ahu (UH-WO), commercial areas, and open spaces.



UH and its partners (HCDA, Hawai'i Housing Finance and Development Corporation, PBR Hawai'i) are moving forward with road improvements and a workforce housing project on a portion of the UH-WO non-campus lands University District Lands (UDL). Other notable initiatives include the development of a film studio and the update of the 2011 UDL Urban Design Plan.

The Department of Hawaiian Home Lands (DHHL) is also reconsidering housing densities on two of its parcels to better align with TOD goals. DHHL is planning 400–500 multifamily units in its Increment II-A site and around 700 multifamily units on a parcel currently planned as future low-density apartments. The State Department of Transportation was starting construction on the Farrington Highway Widening Project in May. The project will improve the existing road from two lanes to three lanes with a center turning lane, along with 6-foot buffered bike lanes and 8-foot sidewalks on both sides.

These coordinated efforts signal State and City resolve in unlocking East Kapolei's TOD potential for housing and mixed-use development through strategic planning, streamlining entitlement processes, public investment, and interagency collaboration.

The presentation slides can be viewed at the April 11, 2025 meeting materials: *https://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/*
The video recording of the presentation can be viewed starting at 9 minutes into the meeting: *https://files.hawaii.gov/dbedt/op/lud/20250411TODMtg/GMT20250411-193356_Recording_3840x2088.mp4*

The Future of Hālawa: The New Aloha Stadium Entertainment District

Chris Sadayasu, Stadium Authority

The Stadium Authority is moving forward with its ambitious vision for the New Aloha Stadium Entertainment District (NASED) to create a "live, work, play, thrive" district at the Hālawa Skyline Station on approximately 98 acres surrounding the old Aloha Stadium. The project is designed to create a mixed-use community anchored by a modern sports and entertainment venue served by transit. The project will integrate a modern stadium with residential, commercial, and entertainment spaces, ultimately benefiting the local economy and community. Plans include building:



- A new stadium with a minimum seating capacity of 22,500, designed for multiple events such as concerts, sports, and community gatherings;
- Approximately 4,000 residential units, primarily focused on workforce housing; and
- Hotels, offices, retail spaces, and entertainment facilities to bring energy and businesses to the district.

With a total economic impact projected to exceed $2 billion, the NASED project is expected to generate:

- 12,000 construction jobs during development;
- $30 million in annual wages once completed; and
- Over $40 million in annual tax revenues, benefiting both the State and City.

The State of Hawai'i has already committed $350 million to the design and construction of the new stadium. The preferred developer—Aloha Hālawa District Partners—will finance operations and maintenance for 20-30 years through revenue from the district's mixed-use components. The new stadium is targeted for completion in March 2029 with the broader district expected to be developed over the next 20-30 years. NASED is a once-in-a-generation opportunity to redefine Hālawa's landscape while honoring the community's needs. With careful planning and long-term investment, the district aims to become a premier destination for sports, entertainment, and everyday life in Hawai'i.

The video recording of the presentation can be viewed here starting at 9 minutes 58 seconds: *https://files.hawaii.gov/dbedt/op/lud/20250117TODMTG/GMT20250117-*

193320_Recording_3840x2160.mp4. Visit the NASED website to learn more about the project and stay up-to-date on its progress, *https://nased.hawaii.gov/*.

- **Pāhoa Transit Hub and Library Project Gains Momentum**
  Zachary Bergum, County of Hawai'i Mass Transit Agency (MTA), Stacey Aldrich, Hawai'i State Public Library System (HSPLS), and Austen Drake, SSFM International

  The project is a collaboration between County of Hawai'i Mass Transit Agency (MTA), the Hawai'i State Public Library System (HSPLS) and State Department of Accounting and General Services (DAGS), and SSFM International to plan for and co-locate these new community facilities in support of long-standing goals in both the County's General Plan and the Puna Community Development Plan. Supported by an OPSD State TOD CIP Planning Grant and HSPLS funding, the project aims to deliver integrated transit and community infrastructure to better serve the Puna District.

  The planned transit hub implements the MTA's hub-and-spoke transit model, which will improve regional connectivity and rider comfort while reducing the need for large buses to navigate narrow roads in communities like Pāhoa. The planned library will allow HSPLS to move out of its outdated and undersized facility and provide a modern, expanded facility in a location accessible to transit riders and community residents.

  Following a comprehensive site analysis and community engagement process, the team identified a preferred site near the Puna Kai Shopping Center based on its accessibility, existing infrastructure, and strong public support. Conceptual designs prioritize safe pedestrian access, gathering spaces, and bicycle amenities, with phased construction planned depending on funding. State legislators in attendance expressed support while encouraging (1) timely land acquisition, (2) consideration of bike lockers, and (3) thoughtful integration and multi-modal connections with historic Pāhoa Town to promote its economic vibrancy.

  Presentation slides may be viewed at
  https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250620/03-PahoaTransitHub-LibraryPresentation_v3_250620.pdf.
  The video recording posted at
  https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250620/GMT20250620-193451_Recording_gallery_3840x2160.mp4.

2.5 Review of CIP Requests to the 2025 State Legislature

(5) Review all capital improvement project requests to the legislature for transit-oriented development projects, including mixed use and affordable and rental housing projects, on state lands within county-designated transit-oriented development zones or within a one-half-mile radius of public transit stations, if a county has not designated transit-oriented development zones. [HRS § 226-63(b)(5)]

The TOD Council reviewed the following projects for CIP funding by the Governor and Legislature. OPSD and HHFDC briefed key legislators on the requests for CIP funding and transmitted recommendations on the funding requests to the Legislature in February 2025.

1. **BED160–Dwelling Unit Rev Fund Infusion, Statewide (DURF)–FY2026, $20M** **[Not Funded]**
   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. **$40M funded for FY27.**

2. **BED160–Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF), Statewide–FY2026, $50M** **[Funded]**
   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.

3. **BED160–Cash Infusion for Rental Housing Revolving Fund Infusion for Affordable Housing (RHRF) Tier II, Statewide–FY2026, $75M** **[$50M Funded]**
   General fund infusion to HHFDC's RHRF to build more workforce housing for people who fall between 60-120 percent AMI.

4. **BED144–Statewide TOD Planning–FY2026, $2M** **[Funded]**
   Funds would be used for planning and 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.

5. **BED144–East Kapolei TOD Infrastructure, Oʻahu–FY2026, $500K** **[Funded]**
   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.

6. **BED150–UH-West Oʻahu Infrastructure, On-Site, Phase 2, Kapolei, Oʻahu–FY2026, $5M** **[Not Funded]**
   Design of additional infrastructure—road, drainage, electrical, sewer, and water, that will enable the development of additional UH West Oʻahu Lands along Kualakaʻi Parkway, near transit stations.

7. **BED150–Iwilei-Kapālama Community Development District, Oʻahu–FY2026, $12M** **[Funded]**
   Support ongoing efforts to develop TOD infrastructure at Iwilei-Kapālama.

8. **PSD900–New Oʻahu Community Correctional Center Facility, Oʻahu–FY2026, $30M** **[$15M Funded]**
   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.

9. **LNR101–East Kapolei TOD Project Plans and Design, Oʻahu–FY2026, $500K** **[Funded]**
   Funding will allow DLNR to use money from the Land Special Fund for additional planning work and studies.

10. **HMS220–Ka Lei Momi Predevelopment, Statewide–FY2026, $12M** **[Lump Sum Not Funded]**
    Plans and design for predevelopment of projects, which may include assessments, studies, permitting, architectural designs, and other related work. Projects include Lanakila Homes

(State TOD Project), Kaʻahumanu Homes (State TOD Project), Kapaʻa, and Nanakuli Homes. These projects were not funded together in a lump sum, but they were funded individually.

- Lanakila Homes I, Hawaiʻi, **$3.5M**
- Kaʻahumanu Homes I, Oʻahu, **$2.35M**
- Kaʻahumanu Homes, Multi-Phase, Oʻahu, **$700K**
- Kaʻahumanu Homes, Muliti-Phase Redevelopment Projects, Oʻahu, **$700K**

11. **HMS220–Ka Lei Momi, Statewide–FY2026, $56M** **[Funded]**
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.

12. **EDN450–Education Workforce Housing, Various Statewide–FY2026, $12M** **[Not Funded]**
Funding for plans and design.

Appropriations for Other Projects in the State Strategic Plan for TOD

- **EDN407–Kapaʻa Library, Kapaʻa, Kauaʻi–FY2026, $2M**
Plans and design for Kapaʻa Library. The new library will be located on the Samuel Mahelona Memorial Hospital (SMMH) Campus as part of implementation of the SMMH TOD Master Plan, a TOD project.

- **UOH–Kauaʻi Community College Student, Faculty/Staff, and Workforce Housing, Kauaʻi–FY2026, $5M**
Plans, design, and construction for student, faculty/staff, and workforce housing; equipment and appurtenances.

2.6 Policy, Program, and Resource Recommendations for TOD Implementation

(6) Recommend policy, regulatory, and statutory changes, and identify resource strategies for the successful execution of the strategic plan. [HRS § 226-63(b)(6)]

The TOD Council provides a forum to consider and advance policy, program, and regulatory tools and resource strategies to support successful TOD planning and implementation statewide. Council members and staff monitor and advocate for TOD-related legislative proposals and TOD funding requests, educate its members on models and best practices that contribute to a more TOD-supportive environment, and undertake research or studies to establish appropriate policies and program tools for effective TOD implementation.

2.6.1 Legislative Proposals for TOD-Related Policy and Program Supports

During the 2025 Legislative Session, the TOD Council reviewed, discussed, and monitored measures related to TOD, including appropriations bills with requests for funding for TOD projects and TOD program support.

Key measures tracked in the 2025 Legislative Session included the following:

- **HB 300, HD1, SD1, CD1, Enacted as Act 250.** Appropriates funds for the operating and capital improvement budget of the Executive Branch for fiscal years 2025-2026 and 2026-2027.
- **HB 1007, HD2, SD2, CD1, Enacted as Act 252.** [HCDA Admin bill] Authorizes the Hawaiʻi Community Development Authority to cooperate with or assist public and private sector

entities to engage in projects that improve the State. Amends the membership of the HCDA board of directors. Establishes the Transit-oriented Development Infrastructure Improvement Program under HCDA. Repeals the Transit-oriented Development Infrastructure Improvement District Board. Authorizes HCDA to issue bonds to finance the development of infrastructure outside of HCDA's community development districts.

- **HB 1409, HD1, SD1, CD1, Enacted as Act 159.** Establishes the Mixed-Income Subaccount within the Rental Housing Revolving Fund, and sunsets the Subaccount on 6/30/2030. 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 Hawai'i Interagency Council for Transit-Oriented Development to delineate transit-oriented development areas for each county.
- **HB 1410, HD2,** establishes the Supportive Housing Special Fund. Restructures the 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.
- **SB 26, SD2, HD,** 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.
- **SB 68, SD1,** establishes the Department of Housing. Places the Hawai'i Community Development Authority, Hawai'i Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawai'i 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 Hawai'i Community Development Authority. Effective 7/1/2050.
- **SB 1283, SD2, HD3, CD1,** establishes the Emergency Home Loan Assistance Revolving Fund to be administered by the Hawai'i Housing Finance and Development Corporation. Establishes terms for loans issued from the Revolving Fund. Requires annual reports to the Legislature. Appropriates funds.
- **SB 1333, SD1,** [OPSD Admin bill] 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.
- **SB 1669, SD2, HD3,** 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.

- **SB 1614, SD1,** 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.

2.6.2 TOD Council Permitted Interaction Group to Update State TOD Strategic Plan

The TOD Council approved the creation of a Permitted Interaction Group (PIG) to update the State Transit-Oriented Development (TOD) Strategic Plan and incorporate county-designated TOD areas, pursuant to Act 159, Session Laws of Hawai'i 2025. This effort will align State TOD priorities with county plans and ensure coordinated investments in infrastructure, housing, and community development in transit-served areas statewide. The work also aims to strengthen interagency collaboration and support statewide TOD implementation. The specific tasks for the PIG are to:

1. Identify areas to be incorporated as TOD areas for each County pursuant to Act 159, SLH 2025 (HB 1409, Conference Draft (CD) 1);
2. Determine how these areas should be incorporated in the TOD Strategic Plan;
3. Determine other revisions or updates needed to the Strategic Plan and its TOD Projects list and recommendations for a process and timeframe, as needed, for updating the TOD Strategic Plan accordingly; and
4. Identify other actions or policies the TOD Council could pursue to advance TOD and facilitate TOD implementation statewide.

The PIG will identify priority TOD areas across all counties, develop criteria for TOD area selection, and recommend updates to the State TOD Strategic Plan and TOD project list. Consultations with County planning departments and key stakeholders will guide the creation of TOD area maps and related recommendations. The PIG will also explore additional actions the Council can take to advance TOD, including policies supporting compact development, multimodal mobility, and infrastructure readiness.

The PIG is expected to begin work in November 2025, with county consultations running through May 2026. Draft TOD area boundaries are anticipated by December 2025, followed by recommendations in early 2026. A final report will be presented to the TOD Council at its May 2026 meeting. Members include representatives from OPSD, county planning agencies, HCDA, HHFDC, DAGS, DOT, DLNR, and UH, with participation from mayoral offices and agencies involved in transportation, housing, and infrastructure planning.

2.6.3 Presentations on Models / Best Practices for TOD Design, Development, Implementation

As opportunities arise, TOD Council members are presented with information on practices and approaches that influence effective TOD-supportive policies and regulations, or highlight resources, mechanisms, and approaches that could be applied to address barriers to successful statewide TOD planning and implementation or serve as models for individual TOD project implementation. Presentations related to best practices and other models are summarized below.

SPEED Task Force Lays Foundation to Streamline Permitting in Hawai'i

Representative Greggor Illagan, House of Representatives

At the July 2025 TOD Council Meeting, Representative Greggor Ilagan shared a legislative initiative on the new Simplified Permitting and Efficient Entitlement Delivery (SPEED) Task Force. Created during this past legislative session as Act 133, SLH 2025 to tackle the State's longstanding permitting challenges, the task force aims to simplify regulatory processes "one brick at a time," starting with the building permit, the Chapter 6E historic preservation review, and the individual wastewater system permit.

To better understand and address the complexities, the task force is engaging all four counties to study their digital permitting platforms, including Kaua'i's "Click2Gov," Hawai'i County's "EPIC," Maui's "MAPPS," and Honolulu's forthcoming "HNL Build" system. Presentations from these counties will guide the task force's recommendations for best practices and greater transparency.

The SPEED Task Force is focused on two core goals: simplifying permitting and enabling application tracking. It will evaluate processes from the perspective of diverse users—from homeowners and small businesses to developers—considering new builds, renovations, and conversions.

The first meeting was scheduled for September 11, 2025, at the State Capitol. Stakeholders interested in participating or sharing feedback are encouraged to contact Rep. Ilagan. Video recording, testimony, and meeting minutes from the taskforce meeting is available at: *https://www.capitol.hawaii.gov/legislature/specialcommittee.aspx?comm=stf&year=2025*

Presentation slides from the July 2025 TOD Council Meeting may be viewed at: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/04-SPEEDTaskForce2025%20v1-July16.pdf*
The presentation recording starts at 12 minutes and 9 seconds into the meeting recording: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/GMT20250718-193344_Recording_gallery_1920x1080%20(1).mp4*

City Advances Strategic Housing Plan and TOD Housing

Kevin Auger, City and County of Honolulu Department of Housing and Land Management (DHLM)



Director-Designate Kevin Auger of the City and County of Honolulu Department of Housing and Land Management (DHLM) shared updates on the City's 2025–2028 Strategic Housing Plan and its recent reorganization to strengthen housing delivery. DHLM has dedicated divisions for development, land transactions, finance, policy, and property management, improving the City's ability to leverage public lands to increase housing production. Under the Governor's Emergency Proclamation on Housing, the City issued requests for qualifications for ten properties, identifying potential development partners and queuing up about 2,579 units in the housing pipeline. DHLM is also working on diversifying financing

tools and collaborating with the UH Economic Research Organization on a comprehensive housing database.

The City is focused on transit-oriented development along the Skyline Corridor to deliver housing, specifically at the Kūwili Station redevelopment area, where the State and City control more than 70% of the land. Early modeling suggests this area could support 2,500–3,000 new homes, though major infrastructure challenges remain. A multi-agency effort contributed to the City securing $2 million from the US Federal Transit Administration TOD Pilot Program and additional funding from OPSD, DPP, and the US Environmental Protection Agency for redevelopment master planning. A consultant team has been selected to begin master planning, flood mitigation work, and multimodal access improvements, including exploring rail-connected pathways and a mobility hub near Kūwili Station.

Presentation slides may be viewed at: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20251121/05-112125DHLM-TODCouncilMeeting.pdf*
The presentation may be viewed starting at 50 minutes into the meeting: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20251121/GMT20251121-193619_Recording_gallery_3014x1828.mp4*

Read the *City's 2025–2028 Strategic Housing Plan*

Rethinking the State Commute: What the TDM Study Reveals

Kiana Otsuka, Oʻahu Metropolitan Planning Organization (OʻahuMPO)

Kiana Otsuka shared findings from the State Employee Transportation Demand Management (TDM) Study, supported by federal funds and the Hawaiʻi State Energy Office through the U.S. Climate Alliance. The study outlines strategies to reduce traffic and emissions by encouraging transit, carpooling, biking, and telework while making better use of existing infrastructure. Key goals include lowering vehicle miles traveled, improving quality of life, supporting employee retention, strengthening benefit competitiveness, and maximizing State facilities. Potential strategies highlighted included subsidized transit passes, installing bike and scooter facilities in building retrofits, expanding satellite offices, and adopting supportive zoning policies, with examples from Honolulu, Los Angeles, and California jurisdictions.

Survey results from more than 4,000 State employees showed that State workers drive alone more frequently than the Oʻahu average, despite many living relatively close to their workplaces. Respondents expressed strong interest in a fully subsidized transit pass, and opportunities were identified to leverage the Skyline rail system and allow flexible commute choices. The study also reviewed existing programs such as Flex Park, Pre-Tax Transportation Benefits, and the Secure Bike Parking Pilot.

During discussion, members highlighted program awareness and cost barriers, the continued need for rail expansion to Kapolei, and improved bus connections from Windward Oʻahu to the Stadium station. Otsuka encouraged agencies to incorporate TDM policies into planning and facility management and recommended prioritizing State facilities near high-quality transit and adopting TDM checklists to support multimodal commuting options.

Presentation slides may be viewed at: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/05-StateGovEmployeeTDMStudy(1).pdf*
The presentation may be viewed starting at 31 minutes and 50 seconds into the meeting: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/GMT20250718-193344_Recording_gallery_1920x1080%20(1).mp4*

SFA Advances Teacher Housing and Preschool Expansion to Invest in Hawaii's Future

Brian Canevari and Doug Carlson, School Facilities Authority

Established during the 2020-2021 legislative session, the Hawai'i School Facilities Authority (SFA) is taking aim to address two of the State's most pressing challenges—affordable teacher housing and expanding preschool capacity. SFA's efforts are aimed at recruiting and retaining educators and supporting early childhood education. They will be using a design-build-finance-operate-maintain model for housing development. State funds will not be used for actual construction. The focus is on minimizing the State's risk by having qualified developers absorb the construction cost in return the developers are able to collect rental income and have a subsidized lease rent on the land. SFA is currently conducting due diligence; such as mapping utilities, evaluating zoning, and identifying regulatory barriers.



SFA recently awarded a 65-year ground lease project to Pacific Housing Assistance Corporation to develop housing on the Mililani High School's campus. The agency is also working closely with the City and County of Honolulu's Office of Housing to explore teacher housing opportunities near transit-oriented development (TOD) areas.

SFA in partnership with the Lieutenant Governor's Ready Keiki Initiative's focus is to focus on preschool expansion. SFA has been partnering with other agencies to increase statewide preschool capacity. SFA aims to add 8,000 new preschool seats across the state. DOE has supported these efforts by allowing the conversion of unused kindergarten classrooms into preschool facilities. Priority is being given to areas with high population density, significant job clusters, and proximity to public transit. There are also opportunities to co-locate preschools within future workforce housing developments, creating stronger, more connected communities.

The video recording of the presentation can be viewed starting at 14 minutes 28 seconds: *https://files.hawaii.gov/dbedt/op/lud/20250221TODMtg/GMT20250221-193334_Recording_1920x1080%20(1).mp4*. Visit the SFA website to learn more about their workforce housing and preschool programs. *https://www.hisfa.org/*

Maui MPO Updates Long-Range Transportation Plan

Kauanoe Batangan, Maui Metropolitan Planning Organization (Maui MPO)

The Maui MPO coordinates transportation planning and investment of federal highway and transit funds on the island of Maui. The LRTP, a 20-year visioning document updated every five years, outlines goals for the island's transportation system and includes chapters on planning context, wildfire recovery efforts, community engagement, performance metrics, project lists, and financial strategy. Despite a compressed timeline, the updated plan integrates related initiatives such as the Lahaina Long-Term Recovery Plan, Imua Central Maui Transportation Plan, and the Kīhei Sub-Area Plan. Community engagement informed five priority goals, with safety and public health topping the list. Project recommendations were categorized by timeframe (near-, mid-, long-term, and illustrative) and sourced from existing plans and programs. Highlighted projects include the proposed West Maui Transit Hub replacement and Kenolio Road Complete Streets improvements. The presentation concluded with a discussion on aligning transportation planning with housing policy, microtransit opportunities, and the need for integrated land use strategies.

The full presentation and presentation slides may be viewed at the following web links.
Presentation slides: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250620/04a-MauiMPOLRTPPresentation.pdf*
Presentation video starts at 51 minutes, 25 seconds of June TOD Council meeting recording: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250620/GMT20250620-193451_Recording_gallery_3840x2160.mp4*

Bridging Gaps in Multimodal Access on O'ahu

Kiana Otsuka, O'ahu Metropolitan Planning Organization (O'ahuMPO)

The O'ahu Metropolitan Planning Organization (O'ahuMPO) has completed a comprehensive Multimodal Assessment designed to identify key bicycle and pedestrian gaps across O'ahu. Supported by federal planning funds and a U.S. Climate Alliance grant to the Hawai'i State Energy Office, the study examined how and where to reduce ground transportation emissions by improving access to jobs and services.



Using an innovative accessibility tool, O'ahuMPO evaluated how new transportation projects could increase connectivity for walking, biking, transit, and driving. The study revealed that 70% of trips statewide are under five miles—highlighting the potential for more sustainable travel modes if safe infrastructure exists. Through interactive maps and dashboards, the study team identified projects to fill critical accessibility gaps across each of O'ahu's eight planning regions.

The assessment not only supports climate goals, but also offers a valuable framework for integrating multimodal access into land use planning, master plans, and infrastructure investment decisions. The interactive tool and heat maps are available at the O'ahuMPO

website for planners and policymakers interested in using the data to support future development and transportation initiatives.

The full presentation and presentation slides are at the following web links. Presentation slides: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250620/04b-MultimodalAssessmentStateTODCouncilPresentation.pdf*
Presentation video starts at 1 hour, 17 minutes, and 15 seconds of the June TOD Council meeting recording:
https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250620/GMT20250620-193451_Recording_gallery_3840x2160.mp4.

ORTP 2050 will Shape the Future of O‘ahu’s Transportation Network

Mark Garrity, O‘ahu Metropolitan Planning Organization (O‘ahuMPO)

The O‘ahu Metropolitan Planning Organization (OMPO) is well into its update of the O‘ahu Regional Transportation Plan 2050 (ORTP 2050), which sets the foundation for a more connected, sustainable, safe, and efficient transportation system on O‘ahu. The plan focuses on multimodal solutions that enhance safety, affordability, and resilience while incorporating cultural values. Key strategies include expanding rail and bus rapid transit (BRT) systems, improving active transportation options with wider sidewalks and bikeways, integrating land use with transportation planning, and enhancing safety through Vision Zero initiatives.



As part of its long-range planning efforts, OMPO has implemented a scenario planning process to assess how different sets of transportation projects can meet ORTP 2050 goals. The analysis suggests that expanding BRT services—between Downtown and Waikīkī, as well as Downtown and Hawai‘i Kai—would address high transit demand. Additionally, extending rail to the University of Hawai‘i and Waikīkī would significantly improve transit access. Roadway-focused scenarios, on the other hand, are expected to increase vehicle miles traveled (VMT), potentially exacerbating congestion. While a roadway usage charge (RUC) would have minimal impact on VMT, converting high-occupancy vehicle (HOV) lanes into high-occupancy toll (HOT) lanes could help reduce both congestion and overall VMT.

Public outreach has been a critical component of the OMPO planning process. Public input has shown strong support for transit and active transportation projects, with the community prioritizing safety, expanded sidewalks, bikeways, and improved rail and BRT services. Many favor the implementation of HOT lanes to ease traffic congestion.

Moving forward, OMPO will continue refining its project evaluation process, soliciting and selecting potential projects for inclusion in the plan, and developing a comprehensive program that aligns with ORTP 2050 objectives. ORTP 2050 represents a transformative step toward a safer, more efficient, and climate-resilient transportation future for O‘ahu, ensuring that residents and visitors alike benefit from an improved and integrated mobility system. The final report is expected to be completed by April 2026.

The full presentation and presentation slides are at the following web links. Presentation slides: *https://files.hawaii.gov/dbedt/op/lud/20250117TODMtg/04-OMPOORTP2050Jan172025.pdf*
The video recording of the presentation can be viewed here starting at 31 minutes 10 seconds:
https://files.hawaii.gov/dbedt/op/lud/20250117TODMtg/GMT20250117-193320_Recording_3840x2160.mp4.

Visit the *ORTP website* to learn more about the project and stay up-to-date on its progress.

2.7 Assemble Fiscal and Demographic Information

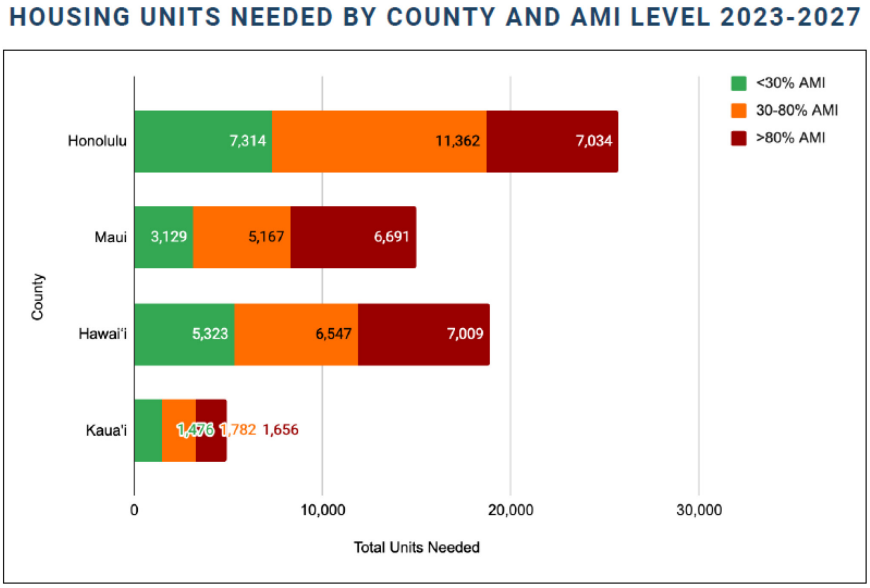
(7) Assemble accurate fiscal and demographic information to support policy development and track outcomes. [HRS § 226-63(b)(7)]

The TOD Council monitors fiscal conditions relative to rail and TOD projects and demographic information relative to housing in the course of TOD Council discussions, PIG tasks, and project update reports. The Council will continue to incorporate fiscal and demographic data into its recommendations for policy and project implementation.

2024 Hawai'i Housing Planning Study Underscores Urgent Need

Rebecca Soon, Ward Research

Rebecca Soon of Ward Research presented the findings of the recently-published *2024 Hawai'i Housing Planning Study* (HHPS), a statewide assessment of housing needs conducted every five years. The report, prepared for the Hawai'i Housing Finance and Development



Corporation, estimates that Hawai'i will need 64,490 additional housing units by 2027, with the greatest shortages in affordable homes for households earning below 80% of area median income. Vulnerable populations—including Native Hawaiian beneficiaries, DHHL waitlist applicants, seniors, and those facing homelessness—are expected to face the most acute housing challenges.

The study highlights several trends shaping Hawai'i's housing crisis. While efforts to reduce illegal vacation rentals have helped return units to the market, seasonal units, out-of-state buyers, and military households continue to pressure supply. Findings varied for each of the islands.

- Maui has the highest share of severely cost-burdened households
- Hawai'i Island shows strong relocation demand from DHHL applicants
- Kaua'i struggles with losses of housing stock to vacation rentals despite new construction

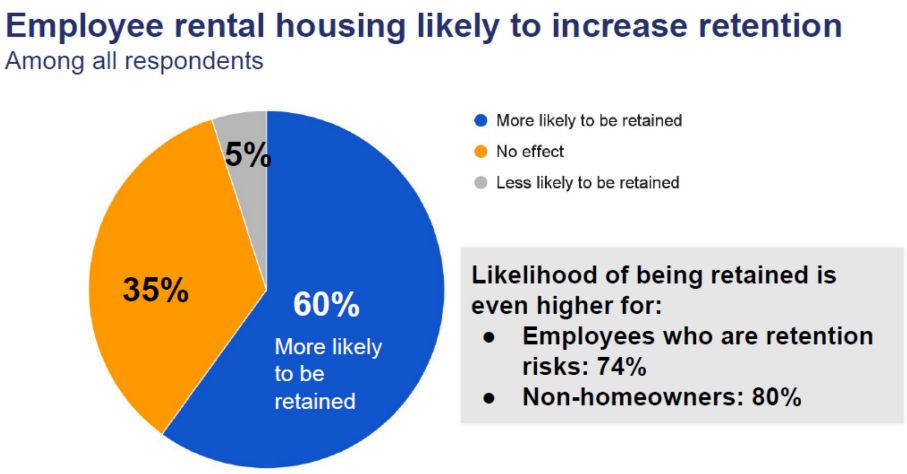
Transportation and affordability remain intertwined. The Housing & Transportation Index shows households should spend no more than 45% of income on combined costs, yet many exceed this threshold. Transit-oriented development near Skyline rail presents opportunities, with nearly one-quarter of prospective movers to O'ahu expressing interest in living near rail stations. At least 1,100 units are already in immediate demand in these areas, underscoring the need for coordinated housing and transportation planning.

Presentation slides may be viewed at:
https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250919/04-HHPS2024SlideDeckFinal-TOD_WardResearch.pdf
The presentation may be viewed starting at 54 minutes and 45 seconds into the meeting: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250919/2025-09-19TODCouncilMeeting.mp4*

DOE Study: Housing Costs are Major Contributor to Teacher Retention Risk

Tammi Oyadamori-Chun, Department of Education

Tammy Oyadamori-Chun presented findings from the 2024 DOE Employee Housing Survey, which drew nearly 10,000 responses—a 43% response rate. The study found that 35% of DOE employees are housing cost-burdened. Housing affordability remains a major driver of retention risk, with 41% of employees likely to leave their jobs due to high costs. Risks were highest among non-homeowners, part-time staff, newer employees, those outside their preferred zip codes, and employees in Maui County. While most reported commutes under 30 minutes, 54% expressed interest in DOE rental housing.



Oyadamori-Chun noted that demand is especially high among newer and cost-burdened staff, though housing preferences often do not match hard-to-staff school locations. About 22% of non-homeowners indicated plans to purchase a home within three years, underscoring the need for both rental and ownership options. Importantly, employees were overwhelmingly more likely to stay if offered workforce rental housing.

She highlighted DOE's upcoming Lahaina Workforce Housing Project, with 47 units funded by CIP and disaster relief scheduled to open in spring 2025, along with other initiatives on Maui for healthcare and education workers. She concluded that high housing costs remain a critical barrier to recruitment and retention and emphasized the importance of interagency partnerships and targeted housing strategies to sustain Hawai'i's education workforce.

Presentation slides may be viewed at:
https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250919/05-HIDOE_EmployeeHousing_Survey_2024_Results_20250414(1)DBEDT.pdf
The presentation may be viewed starting at 1 hour 24 minutes and 51 seconds into the meeting: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250919/2025-09-19TODCouncilMeeting.mp4*

Measuring the Impact of TOD on O'ahu: What a Scorecard Can Tell Us

Jonathan "JV" Vuylsteke, UH Mānoa Urban and Regional Planning Graduate Student

Jonathan "JV" Vuylsteke, UH Mānoa Urban and Regional Planning graduate student, presented research findings on a scorecard framework to evaluate Honolulu's progress toward transit-oriented development (TOD). Improved access to transit leads to increased ridership and investment decisions influence development patterns and travel behavior.



With TOD efforts maturing on O'ahu, a consistent way to measure progress is needed. His work focused on a 12 essential indicators scorecard that assesses transit quality, multimodal access, land use mix, parking, affordability, and economic activity. Using the Waipahu Transit Center as a case study, the scorecard revealed strong transit service in area with limited redevelopment activity and persistent auto-oriented land use pattern.

The presentation emphasized the need for expanded data partnerships, including parking inventories and GIS-based datasets, to support full implementation and stressed the importance of a consistent measurement framework to guide investment. It was noted that performance metrics like the scorecard provide clear, data-driven indicators that could be used to strengthen federal grant applications by demonstrating need and readiness. Continued collaboration among State and City agencies on TOD performance metrics is encouraged.

Presentation slides may be viewed at:
https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20251121/06-JVCapstonePresentation.pdf
The presentation may be viewed starting at 21 minutes and 15 seconds into the meeting: *https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20251121/GMT20251121-193619_Recording_gallery_3014x1828.mp4*

2.8 Models for TOD Collaboration and Initiatives

(8) Consider collaborative transit-oriented development initiatives of other states that have demonstrated positive outcomes. [HRS § 226-63(b)(8)]

OPSD and HHFDC staff routinely scan, monitor, and research other TOD initiatives and development projects—whether they are here in Hawai'i, in other states or jurisdictions on the mainland, national or international—for best practices that could advance and support the work of the TOD Council and contribute to successful implementation of TOD statewide. As TOD planning and implementation proceeds, this support work will continue, and new information will be brought to the TOD Council as opportunities allow.

Learning from Iwilei – Toward a Collaborative TOD Implementation Framework



TOD Council members collaborated on a TOD session for the 2025 Hawaii Congress of Planning Officials Conference to highlight work that's evolving toward a shared framework for public sector support and stimulation of housing production and community building in TOD areas. Tackling infrastructure capacity is a challenge—water, sewer, wastewater, and roads must be in place before housing can be built. Without them, projects stall, costs rise, and affordable housing becomes even harder to deliver.

Traditionally, developers have borne the responsibility of providing offsite infrastructure on a project-by-project basis. But the costs are simply too great, especially when they must be absorbed upfront. Reliance on individual developers to shoulder this burden alone is untenable. A 2020 assessment of three priority TOD areas on O'ahu estimated infrastructure needs at $4.9 billion. This figure underscores the scale of the challenge and the urgency of finding new approaches.

The City and State—through the City's TOD Program and both State and City initiatives underway in Iwilei—are working toward a new framework for TOD areas. This collaborative framework features integrated area-wide planning and development, streamlining the path to development within the area, and shared mechanisms for paying for growth. In this model, the public sector takes on a larger, more proactive role in pre-development tasks on an area-wide basis, rather than placing the burden on individual projects: specific area-wide plans and land use designations, adoption of area-wide zoning, area-wide infrastructure need assessment and master planning, area-wide environmental impact statements, and area-wide infrastructure funding and financing schedules and shared implementation strategies. This should provide public and private developers with greater certainty, predictability, more reasonable cost-sharing of infrastructure improvements, and a firm commitment to implementation.

Learning from Iwilei. Area landowners and public agencies are working together to envision and implement TOD in Iwilei. Kamehameha Schools, one of several landowners in the Iwilei-Kapālama area, has ambitious plans for redevelopment of their lands into a vibrant mixed-use neighborhood. Their plans mesh with and are aligned with the City's foundational TOD Plans for the area. The City will draft and adopt the TOD special district and TOD zoning for the TOD Plan areas—eliminating the need for individual project entitlements while ensuring that individual projects align with broader plan goals.

Similar to the State's investments in Kaka'ako, the Hawai'i Housing Finance and Development Corporation prepared an area-wide infrastructure master plan that identified infrastructure

improvements and costs for planned development within the TOD area and a programmatic Environmental Impact Statement for the Infrastructure Master Plan. This should reduce the pre-development work that individual development projects would require in the TOD area.

Hawai'i Community Development Authority is now taking on delivery of critical infrastructure improvements from the completed Iwilei Infrastructure Master Plan—lifting the responsibility of offsite infrastructure from individual projects—and HCDA is positioned to expand this role statewide with legislation passed in 2025.

Two other public initiatives will start to hone effective strategies for a shared area infrastructure delivery program. The first is the HHFDC Dynamic Infrastructure Coordination and Execution (DICE) project and the City's Kuwili Station Redevelopment Area Master Planning project, which includes preparation of a shared infrastructure investment schedule and strategy for this sub-area in Iwilei.

The work in Iwilei is not just about one neighborhood—it's about shaping a model for collaborative, place-based development in other TOD areas in Hawai'i.

3 PLANNED ACTIVITIES FOR 2025

Planned and proposed activities and tasks for the TOD Council and TOD support staff for the next fiscal year and beyond are organized by the four strategy components of the *State TOD Strategic Plan*, which are:

1. **TOD Project Support**. Actions and investments at the TOD project-level to facilitate TOD project implementation;
2. **Regional Project Support**. Actions and investments for projects at the regional or area-wide level that are needed to facilitate individual TOD project implementation, such as infrastructure delivery;
3. **TOD Implementation and Investment Tools**. Analysis and actions to create a TOD-supportive environment through the refinement and establishment of policy, regulatory, and program tools as well as financing tools and strategies that would facilitate and enhance effective TOD implementation; and
4. **State TOD Program Support and Administration**. Actions and tasks to sustain multi-agency, multi-sector collaboration around TOD statewide and the coordination and facilitation of TOD initiatives statewide.

The TOD Council work plan for calendar year 2026 includes the following activities.

3.1 Support TOD Project Implementation

Support for TOD CIP-funded Projects. OPSD TOD staff will continue to oversee the disbursement of FY26 CIP funds to the two projects selected for funding. OPSD will also participate in projects funded by prior TOD CIP Planning grants that will be active in 2026, facilitating project implementation as needed and monitoring and reporting project progress to the TOD Council.

Strategic Plan and Project Facilitation and Updates. OPSD TOD staff will continue to monitor and facilitate project discussions and coordination as needed for the TOD projects in the *TOD Strategic Plan*. TOD staff will support the Permitted Interaction Group established to explore the

update of the *TOD Strategic Plan* to incorporate county-designated TOD areas and capture any lessons learned from TOD-related projects funded or implemented since 2017. An updated Strategic Plan can also capture Council member interest in possible rail extensions and other initiatives for effective implementation of TOD statewide.

OPSD Review of State TOD Conceptual Plan Documents. As projects proceed, OPSD will review and provide comments on State TOD project plans during a project's EA/EIS public comment period, as required by statute.

3.2 Support Regional or Area-Wide Project Implementation

Participation in Other Region-Serving TOD-related Initiatives. TOD program staff will provide input to and monitor region-serving projects that have strong TOD components, including the following:

- Samuel Mahelona Memorial Hospital Master Plan and EIS implementation
- HPHA Ka Lei Momi Projects, including Puʻuwai Momi Redevelopment
- Kuwili Station TOD Redevelopment Area Master Plan
- Pāhoa Transit Hub/Pāhoa Library Co-Location Study
- Kailua-Kona Transit Hub/State Civic Center Project
- County of Kauaʻi Līhuʻe Civic Center Redevelopment Feasibility and TOD Infill Development Studies
- Waimea 400/Kilauea Town Affordable Housing Expansion
- State Permit Hui – created after the wildfires in Maui, but now used by the Governor's Policy Office to facilitate housing development for recovery
- Governor's Advisory Committee on TOD
- Oʻahu Metropolitan Planning Organization's West Oʻahu High Capacity Transit Study Technical Working Group

East Kapolei TOD Infrastructure Implementation Master Plan and EIS. OPSD, HCDA, and partner agencies will be completing identification public and private backbone infrastructure improvements required to support the full build-out of TOD in the East Kapolei area and the development of a recommended infrastructure funding and delivery program for the needed infrastructure. The next phase of work will be the preparation of a Programmatic Environmental Impact Statement (EIS) for the East Kapolei study area with funds appropriated to OPSD in the 2025 legislative session; OPSD anticipates partnering with HCDA to prepare the Programmatic EIS.

3.3 Development of TOD Support Tools and Resources

Research and Advocacy for Tools. The TOD Council will continue to serve as a forum to create and advocate for a more TOD-supportive environment, which would include promotion of use of critical TOD support tools, including legislation as may be needed for:

1. Establishment of an institutional framework for TOD project implementation, P_3, and other alternative project delivery systems, including support for legislative proposals;
2. Expansion of funding and financing tools for TOD and TOD infrastructure and Community Facilities District or similar mechanisms;
3. Expanded use of value capture financing tools, including TIF;
4. Increasing housing opportunities in TOD areas; and

5. Use of the PRO Housing Grant to remove barriers for housing opportunities.

Review of FY 2027 TOD CIP Budget Requests. The TOD Council will be reviewing proposed TOD-related CIP budget requests and make recommendations for funding requests that advance identified and priority TOD projects in the 2026 legislative session.

Monitoring and Review of TOD-related Legislation. During the 2026 legislative session, OPSD and the TOD Council will review proposed bills for their impact on agency projects and activities, as well as bills that propose TOD-supportive policies and program tools. Testimony will be prepared as needed for submittal, as delegated by the TOD Council, by the TOD Council Co-Chairs. The Council and TOD staff will follow up as needed on any TOD-related legislation enacted.

3.4 Provide State TOD Program Support and Administration

OPSD Support for TOD Council Meetings and Responsibilities. OPSD staff will continue to provide administrative support for the TOD Council and support existing and new initiatives as resources allow. The TOD Council has seven scheduled meetings in calendar year 2027. The meetings will be conducted both in-person and with interactive conferencing technology.

TOD Alignment Between the State and Counties. As discussed earlier, one of the key program initiatives of 2026 will be the alignment of State and county TOD efforts to allow for more leveraging of funding and greater cooperation on TOD projects that include affordable housing and mixed-use development.

Project Management Tools and Metrics. OPSD staff intends to pursue, as workload and resources allow, the development of data tools to monitor TOD project implementation, as well as performance metrics to monitor and assess project implementation and the alignment of TOD implementation with the key principles for State investment in the *State TOD Strategic Plan*.

TOD Engagement Strategies. OPSD will continue to research and consult with State and county TOD agencies on improving the approaches and methods by which community stakeholders, including community-based organizations, can be engaged in ensuring equitable outcomes in communities where TOD could be both disruptive and transformative for existing residents and businesses.

Appendix A. State and County Priority TOD Projects: Project Status

Project costs and timeframes are based on information reported to the TOD Council as of December 2025.

APPENDIX A. TOD Project Status Reported to TOD Council

(as of 12/15/2025)

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

	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
East Kapolei	O-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. DHHL is planning approximately 400—500 multifamily units on 32.6 acres, targeting densities of 15—20 dwelling units per acre under Apartment Mixed-Use (AMX)-2 zoning. They plan to publish a Request for Qualification (RFQ) for a master developer sometime this year.
	O-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. 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. Thirty-five million dollars was allocated to HCDA for the construction of Road D and Road H; UH is working with HHFDC to prepare a Request For Proposal (RFP) to solicit a developer to construct workforce housing on Parcel 4. This will provide a revenue stream for the UH-WO. HHFDC will provide $5 million to support design and planning work. The UDP is incorporating the private film studio, parks, school, and roadway configurations. They are continuing to coordinate with the City DPP on the proposed zoning changes and preparing the draft UDP for submittal to UH-WO for review. UH selected Island Film Group in January 2024 to develop a private film studio and residential and commercial mixed-use hub on 34 acres of undeveloped land near the rail station at the corner of Kualakai Parkway and Farrington Highway. They are planning to complete ground lease and development agreements by September 2025.
	O-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.
	O-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.
	O-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.
	O-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. The draft EIS published in 2024. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. Conceptual design plan completed. It included alternative site plan layouts, architectural design themes and guidelines, architectural renderings, circulation plan, and public realm improvements to provide walkable, livable mixed-use development in proximity to the rail stations.

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	O-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.
	O-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. The contract was awarded to Nan, Inc. and construction is scheduled to begin May 1, 2025. The completion date is 2027. The project will be completed over five phases in approximately two years, including reconstruction of the Kaloi Stream Bridge and Honouliuli Stream Bridge.
	O-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.
	O-09	HHFDC/DAGS/D	Waipahu Transit	Waipahu Civic Center TOD Project	10	Pre-Planning	No change in status.
	O-10	HPHA	Waipahu Transit	Hoolulu and Kamalu Redevelopment	3.78	Pre-Planning	No change in status.
	O-11	UH-LCC	Leeward Comm	UH Leeward Community College TOD Master	50	Pre-Planning	No update.
	O-12	HPHA	Pearl Highlands	Hale Laulima Homes	4	Planning	Awarded FY24 TOD CIP Planning Funds. Part of the Ka Lei Momi Project.
Halawa-Stadium	O-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 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. The project is expected to be completed by March 2029. 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. Planning to execute all of the agreements by early 2026. Dismantling of the Stadium is starting.
Halawa-Stadium	O-14	HPHA	Halawa	Puuwai 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.
	O-15	DHHL	Lagoon Drive, Middle	Moanalua Kai Conceptual Plan	14	Pre-Planning	Feasibility report completed Sep 2019; no change in status.
	O-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 prequisite for redevelopment of the redevelopment of the current OCCC site.
	O-17	HPHA	Kalihi	Kamehameha and Kaahumanu Homes	23	Design	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. TOD CIP Planning Grant Funding portion completed.

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(as of 12/15/2025)

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	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
Iwilei-Kapalama	O-41	HPHA	Kalihi	Kuhio Park Terrace Low-Rises and Kuhio Homes Redevelopment	10	Design/Const	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.
	O-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.
	O-20	UH HCC	Kapalama	UH Honolulu Community College TOD Study	23	Pre-Planning	TOD Study completed Mar 2019; no update.
	O-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.
	O-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.
	O-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 (LITHC) funding. They have a master plan for the project and working on getting the entitlements for phase 1.
	O-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. FEIS for Iwilei Infrastructure Improvement Master Plan and Liliha Civic Center Master Plan accepted on July 16, 2025. Home Aid Hawai‘i is currently using part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA is using a portion of the property for a laydown yard area for the upcoming $25 million electrical upgrade project. Concept plans completed.
	O-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.
	O-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.
	O-27	HCDA	Kakaako, Civic Center	Nohona Hale	0.24	Completed	Completed 2020; 111 units fully occupied; 30-60% AMI; total dev cost $51.425M.
	O-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.
	O-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.

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	Proj ID	Agency	TOD Station or Area	Project	Area (Acres)	Proj Phase	2025 Project Status
	O-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.
	O-31	HPHA	Ala Moana	Makua Alii & Paoakalani	9	Pre-Planning	No change in status.
City & County of Honolulu	O-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.
	O-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. The City awarded the contract for master planning to DTL in partnership with BDP Quadrangle of Toronto, Canada, Nippon Koei of Japan, and Wilson Okamoto of Honolulu. They are currently working on finalizing the contract and hoping to get the project going in the next few months.
	O-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.
	O-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 quailify 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.
	O-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.
	O-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.
	O-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. The project is midway through its feasibility analysis. The team is contacting key developers and landowners to gauge interest in the building prototypes and capacities developed.
	K-17	COK/DPW	Eiwa St Transit Center & multiple stops	Lihue Wastewater Treatment Plant & Collection System Improvements		Planning	Incorporated in Strat Plan in Sept 2025. Project to identify and address needed improvements to Lihue Town's wastewater infrastructure to maintain and expand system and service capacity to support affordable housing and infill development in Lihue Town proper. Service area coincident to the Lihue Town TOD Infill Development area. Awarded FY26 TOD CIP Planning funds to conduct inspection & evaluation of collection system to identify improvements needed to ensure capacity for planned development in Lihue Town.

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County of Kauai	K-01	DAGS/COK	Lihue	Lihue Old Police Station/Civic Center TOD Proof of Concept	1	Pre-Planning	DAGS contract awarded to UHCDC for TOD proof of concept work to determine optimal use of site & other State parcels in area. Work completed in 2023 after discussions with stakeholders were held and preliminiary concepts were developed. While the proof-of-concept effort looked at a mix of uses, including housing, office space, commercial space, and parking, additional planning would be required to further determine the project's feasibility including the potential amount of reduction in office space leased by DAGS.
	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 Kauaʻi. 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 Līhuʻe 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.
	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 ʻOhana 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. In 2025, received $5 million for plans, design, and construction of on-campus housing for faculty, staff, and students.
	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/Complete Streets 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.

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K-08	HHSC/COK	Kapaa	Samuel Mahelona Memorial 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. Kapaa Library receieved $2 million for plans and design in 2025. It will be located on SMMH campus.
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. The proposed unit count will be included in anticipated buildout for the EIS.
K-09	COK/DPW	Kapaa	Kawaihau/Hauaala/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.
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. Kaua'i Housing Agency is scoping the project. Project underway. Master plan on the 60-acre portion completed several years ago. Held 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.
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. Kaua'i 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 Kaua'i on the condemnation. Held 2-3 community workshops and are starting to narrow in on final draft plans before moving on to entitlements, additional engineering, and permitting work.
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.

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County of Hawaii	H-13	COH	Pahoa	Pahoa Transit Hub/Public Library		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 Pāhoa 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. Legislature approved $1M for plans and design in 2024. MTA is working with DOT on the Categorical Exemption for FTA funding for the Pahoa project. OPSD, COH MTA, HSPLS, and DAGS have scheduled monthly progress meetings.
	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	Design	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-16	COH-OHCD	Hilo	34 Rainbow Drive Affordable Housing	25	Planning	Incorporated in Strat Plan in Sept 2025. Project entails redevelopment of former Hilo Hospital Site with supportive housing, offices, health services, and affordable rental housing to provide housing near jobs in Hilo's health corridor. Located on bus routes serving the health corridor. Awarded FY26 TOD CIP Planning funds for additional master plan and pre-development studies for the proposed rental housing.
	H-17	COH-OHCD	Hilo	Ainaola Workforce Housing	71	Planning	Incorporated in Strat Plan in Sept 2025. Project entails infill development of workforce housing on site in residential neighborhood in Hilo. Located on bus route.
	H-08	COH	Kailua-Kona	Kailua-Kona Multimodal Transportation Plan	200	Pre-Planning	No change in status.
	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. OPSD, DAGS, and COH MTA have scheduled monthly meetings.
	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. OPSD, DAGS, and COH MTA have scheduled monthly progress meetings.

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County of Hawaii	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	Kukuiola and Village 9 Affordable Housing	36	Pln/Des/Const	Subdivision approved in July 2022 for Kukuiola 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 Kukuiola Village for emergency housing. County will be breaking ground in late January 2024 for Phase 1 of Kukuiola 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. They selected Group 70 for the Kukuiola Phase 3 Multifamily Housing and had a kickoff meeting in July 2025 for the feasibility and needs assessment. They should be able to provide design concepts and some programmatic ideas on what can be included and how it is going to be phased.
County of Maui	M-01	HHFDC	Lahaina	Villages of Lealii Affordable Hsg Projects	1033	Pln/Des/Const	Kaiaaulu o Kukuia, formerly known as Keawe Street Apts at the Villages of Leali'i, 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.
	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 planningfor 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 hiarchy llp and completed. $9 million was approved for design and construction in 2023 for civic center. 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 for both projects. Design of the civic center is underway and DAGS intends to include a request in the 2027-2029 fiscal biennium to fund the construction of the civic center facility, which will include space for DOE's adult education program and for pre-K.
	M-03	COM	Kahului	Central Maui Transit Hub	0.5	Construction	Central Maui Transit Hub opened in November 2024.

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	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 appropriated to DAGS in 2023. Planning efforts to start early 2026.
	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.

17-Sep-25