



Review of TOD CIP Projects

FY 2019

State Office of Planning

January 9, 2018

HRS §226-63(b)(5)

CIP Review Requirement

“Review all CIP projects to the legislature for TOD projects on ... state lands within county-designated TOD zones or within one-half mile radius of public transit stations, if a county has not designated TOD zones.”

TOD Council-Approved Criteria

- High Priority Area – Iwilei-Kapalama, Halawa Stadium, East Kapolei
- Site Considerations
- Agency/Project Readiness
- Other Financial Considerations
- Public Benefit
- Catalytic Impact

FY 19 TOD CIP Project Requests

1. HPHA – Mayor Wright Homes \$4,500,000
2. DOE – Pohukaina Elementary School
\$60,000,000
3. PSD – Public-Private Partnership Opportunities
\$1,000,000
4. HHFDC – Alder Street \$25,000,000
5. HHFDC – Dwelling Unit Revolving Fund
\$25,000,000

1. Mayor Wright Homes

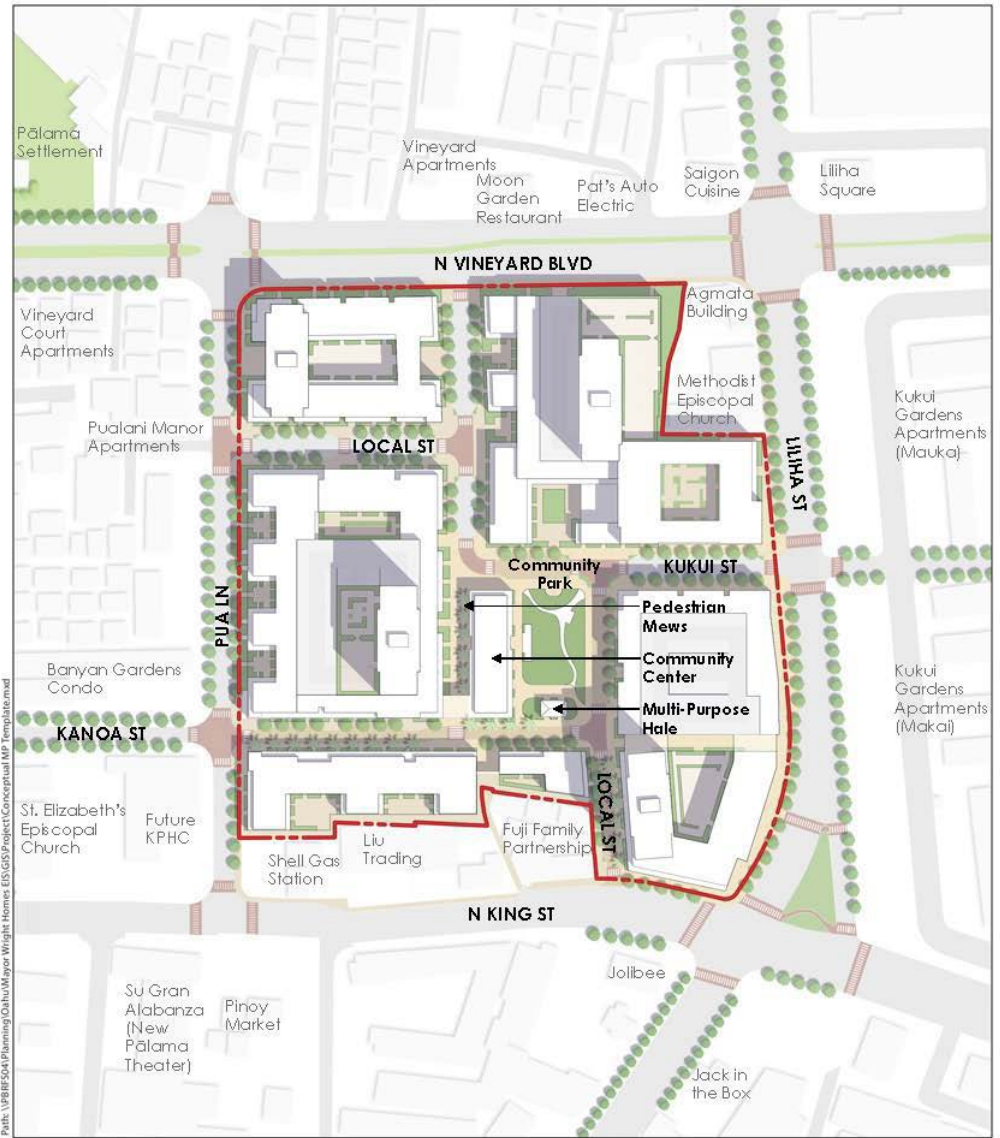
\$4,500,000

- On-site infrastructure improvements
- 2,500 unit mixed-income residential
- 66% affordable rental units (1,675 units)
- Catalytic project in high priority Iwilei-Kapalama TOD region

Mayor Wright Homes



PDF - Oahu Mayor Wright Homes EIS Report Figures (Draft EIS)
 Path: \\BRS\SO4\Planning\Oahu\Mayor Wright Homes EIS\GIS\Project\Conceptual MP_Template.mxd



LEGEND
 Project Site

2. Pohukaina Elem School

\$60,000,000

- Much needed school in growing area
- First DOE vertical school
- Part of 690 Pohukaina project: private and HHFDC residential – 590 mostly affordable rental housing



3. PSD Public-Private Partnership Opportunities \$1,000,000

- Explore potential for P3s to design, build, or finance prison or jail projects
- Relocation or replacement of the Oahu Community Correctional Center currently under active consideration
- Can instruct other State projects considering P3.

4. Alder Street Mixed Use Residential Project \$25,000,000

- 180 affordable rental residential units <60% AMI
- Co-located with Judiciary juvenile services center
- 1.45-acre site near Ala Moana rail station
- Set-aside from Rental Housing Revolving Fund



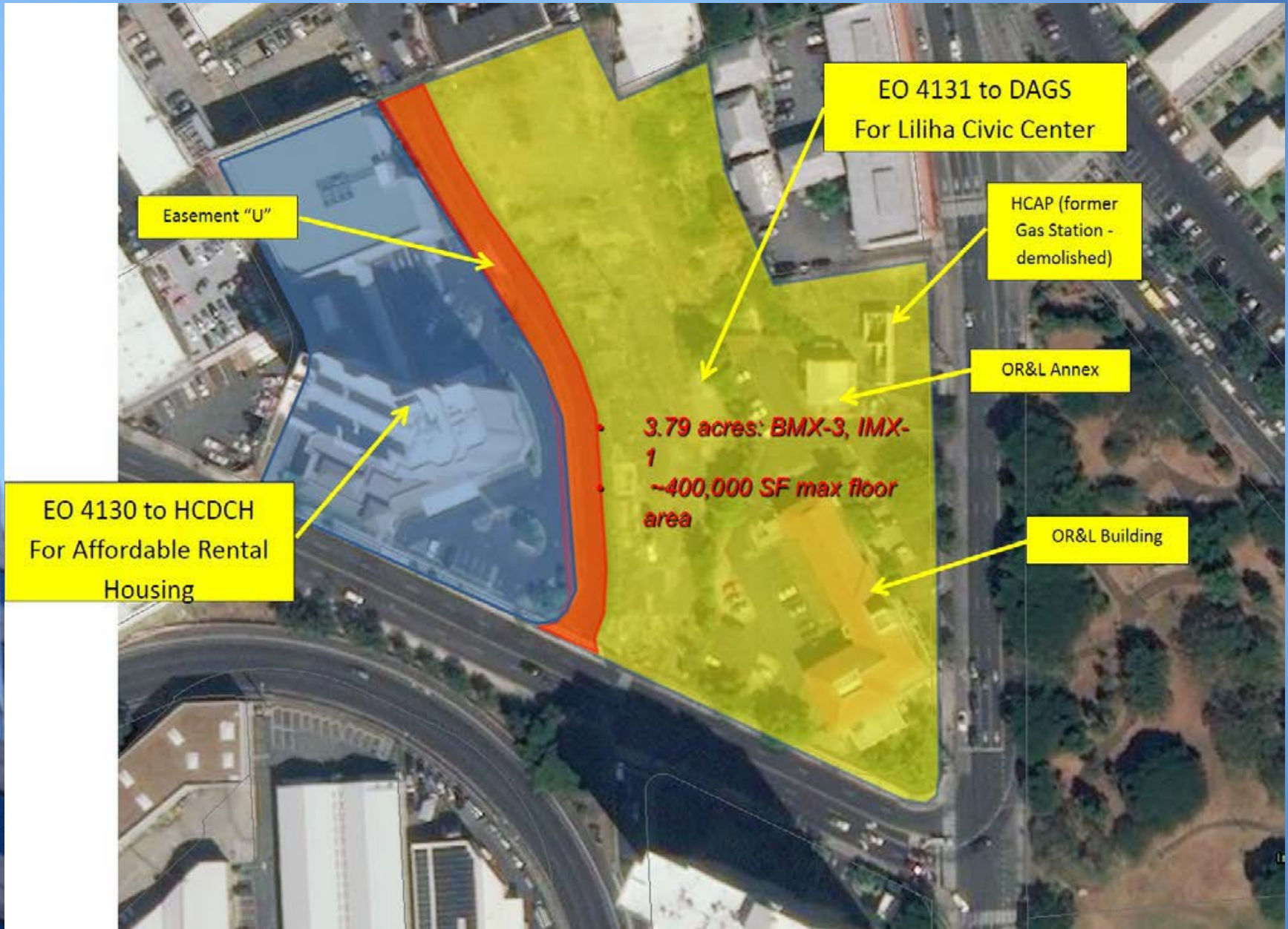
Source: RMA Architects (2016)



5. HHFDC Dwelling Unit Revolving Fund Infusion \$25,000,000

- 1) Liliha Civic Center Mix-Use Residential, Iwilei
- 2) Kahului Civic Center affordable rental, Maui
- 3) Village 9 affordable rental and homeless facility, West Hawaii
- 4) Villages of Leialii affordable rental housing, West Maui

Liliha Civic Center

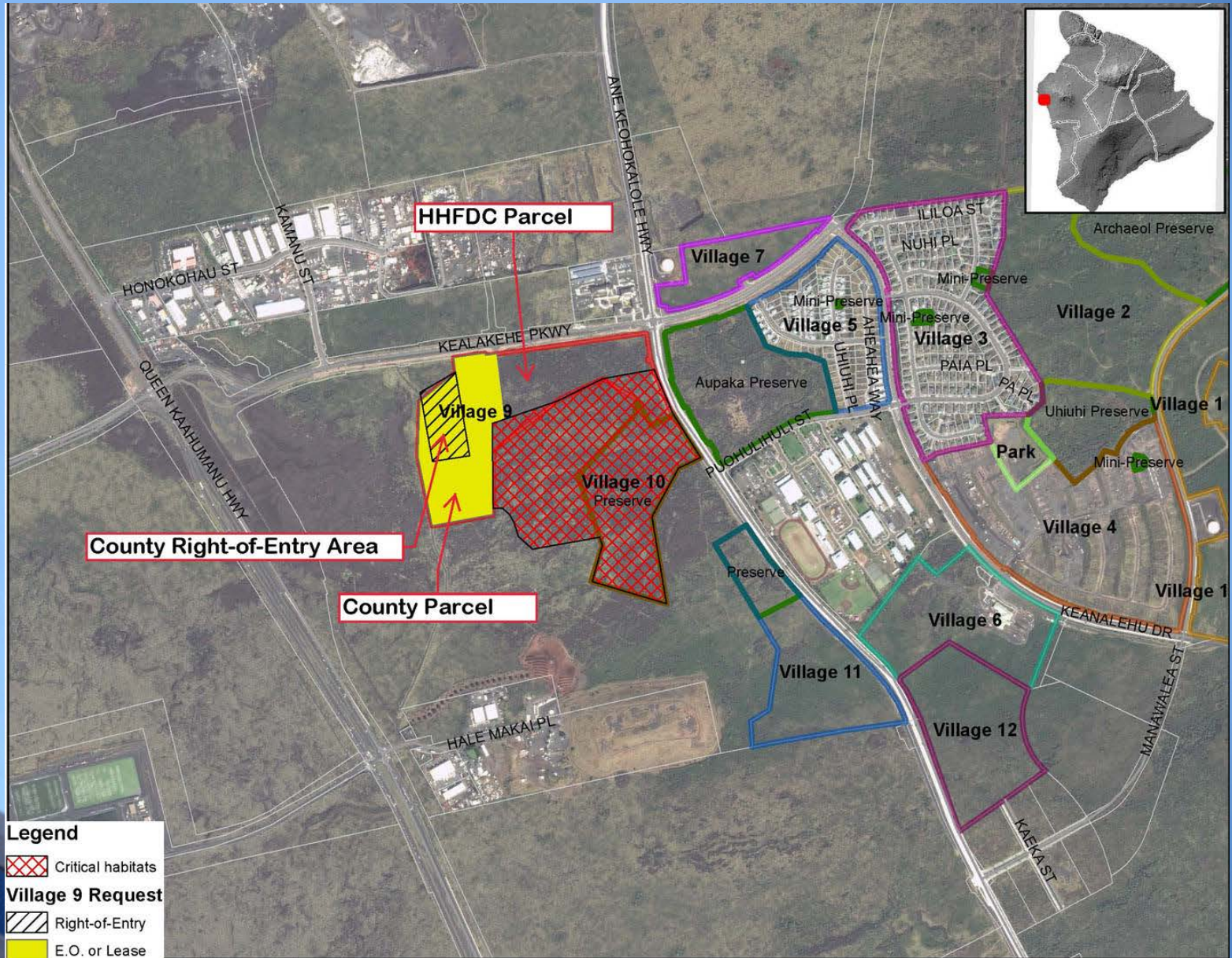




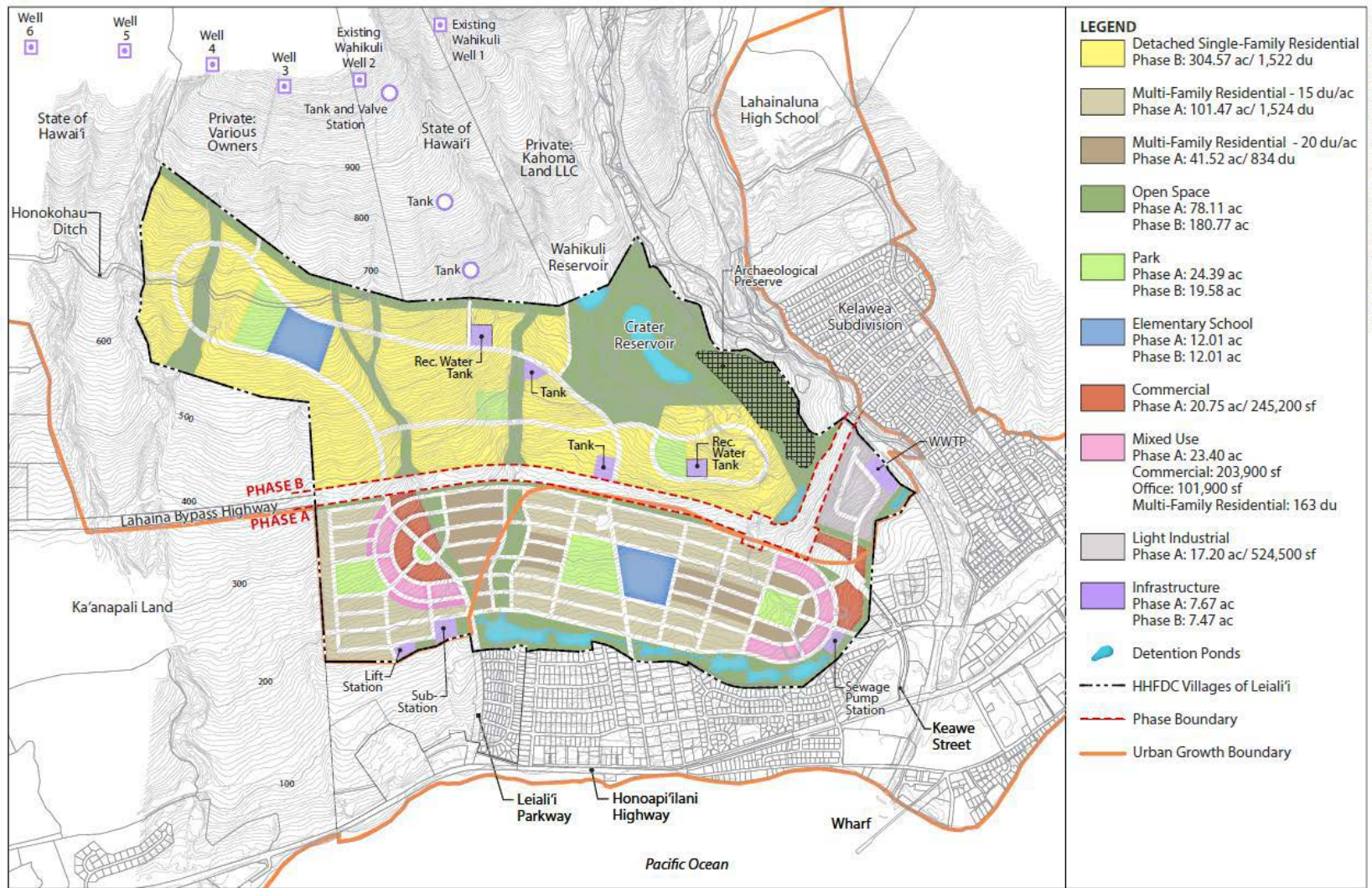
Kahului Civic Center Affordable Housing and Transit Hub



West Hawaii Village 9 Affordable Housing



Villages of Leialii Affordable Rental Housing



Note: Lot lines shown are approximate and for illustrative purposes. Imagery is from Google

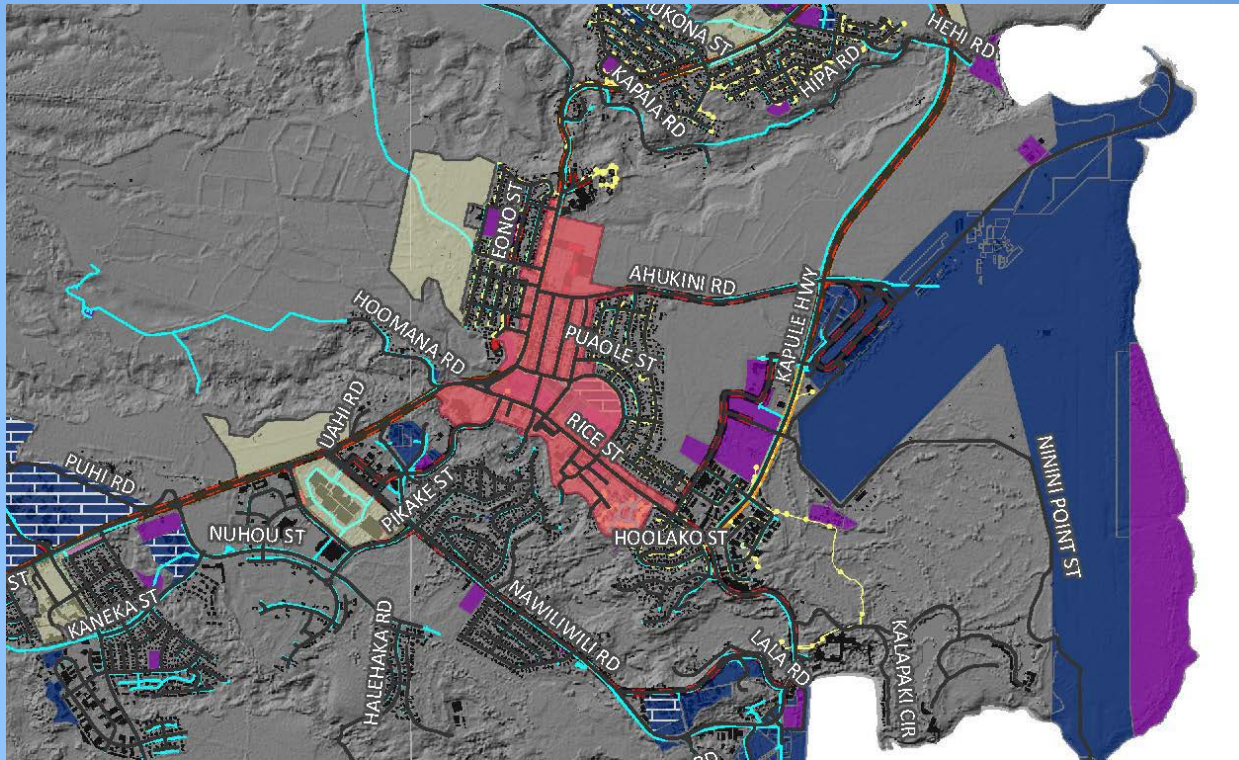
Figure 2-2
LAND USE PLAN CONCEPT TWO

Recommendation for Action:

■ All five (5) projects should be funded by the Legislature for FY 2019

1. HPHA – Mayor Wright Homes \$4,500,000
2. DOE – Pohukaina Elem. School \$60,000,000
3. PSD – Public-Private Partnership \$1,000,000
4. HHFDC – Alder Street \$25,000,000
5. HHFDC – DURF Projects \$25,000,000

Pua Loke Affordable Housing, Lihue \$1.5M



UH Hilo / UH Hawaii Community College \$2M

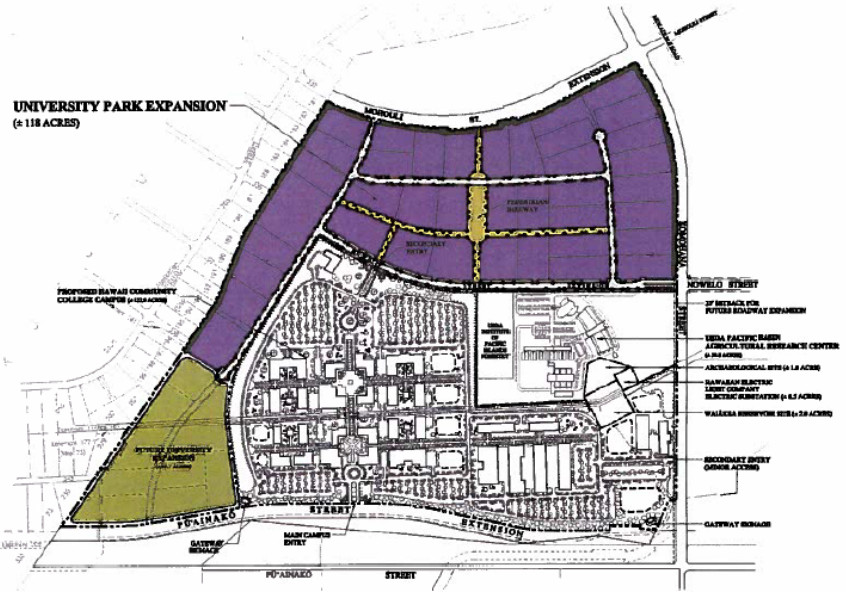


Figure 3
PRELIMINARY MASTER PLAN
UH HILO MAUKA LANDS MASTER PLAN
HILL, BROWN & ASSOCIATES
SCALE: 1" = 100' (AS SHOWN)

Proposed Recommendation

- The TOD Council endorses OP's Review of TOD CIP Projects for FY 2019
- The TOD Council recommends that all five projects be funded by the Legislature.