

STATE OF HAWAI'I TRANSIT-ORIENTED DEVELOPMENT PROGRAM



State of Hawai'i Office of Planning Hawai'i Housing Finance and Development Corporation

Act 130, Session Laws of Hawaii 2016, amended the Hawaii State Planning Act (Chapter 226, Hawaii Revised Statutes (HRS)) to establish the Hawaii Interagency Council for Transit-Oriented Development (TOD Council) to coordinate TOD planning statewide, and to designate the State Office of Planning (OP) as the lead agency to coordinate and advance Smart Growth and TOD planning in the State (HRS §§ 226-63 and 64). OP responded to this mandate by marshalling existing staff resources, its understanding of how State Plan goals, objectives, and policies shape Smart Growth priorities and the allocation of limited resources, and its deep institutional experience in coordinating and facilitating multi-stakeholder planning and problem-solving efforts to the establishment of a coordinated State TOD planning and implementation program.

TOD is a means to change how the State participates in community-building to create denser, walkable, and sustainable communities, increase affordable housing, and increase efficiency in the delivery of State services. TOD requires a long-term commitment to building and supporting the partnerships required to realize the potential for TOD statewide. OP has, in conjunction with the TOD Council co-chair, the Hawaii Housing Finance and Development Corporation (HHFDC), and TOD Council member agencies, undertaken activities that lay the groundwork for sustained TOD implementation, including:

- Organized and convened monthly meetings of the Hawaii Interagency Council for Transit-Oriented Development (TOD Council) to coordinate TOD planning statewide
- Coordinated State agency TOD efforts, meeting with individual agencies and with multiple agencies in a region, to elicit and refine both State and County TOD projects.
- Managed and administered CIP appropriations to: (1) assist State agencies in exploring TOD opportunities at Honolulu Community College, Aloha Stadium, and Department of Land and Natural Resources lands in East Kapolei; and (2) prepare a State TOD Implementation Plan for Oahu that will determine infrastructure needs, costs, and financing strategies for three priority TOD regions along the rail corridor.
- Brought in speakers from established and successful TOD areas locally and on the Mainland to present on TOD, mixed-use, and affordable housing developments. Provided education on TOD financing to the TOD Council and agency staff on Federal financing programs (TIFIA, Opportunity Zones) and State housing financing (LIHTC, DURF). Major educational workshops on Public-Private Partnerships (P3) were held in 2017 and 2019.
- Prepared a Strategic Plan for State TOD, which provides a framework for implementation of TOD plans and projects.

The APA Hawaii jury noted that OP and HHFDC, by coordinating the work of many State and County agencies through the TOD Council, play an important role in the State's Transit-Oriented Development Program. Their work applies Smart Growth and TOD principles to the redevelopment of State properties and facilities to revitalize neighborhoods, increase affordable housing, and improve access to public facilities and services—all critical to the success of the State in addressing the development challenges Hawaii faces, including limited land supply, high development costs, aging infrastructure, and a persistent and critical shortage of affordable and rental housing.



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