



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 74
NOTICE OF MEETING AND AGENDA
Friday, November 21, 2025
9:30 – 11:30 AM**

In-person meeting location:

State Capitol, Conference Room 329
415 South Beretania Street, Honolulu

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/85405667906?pwd=o9qgHbT5Z5CNkUnjbbvcJrW355kOSt.1>

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

Meeting ID: 854 0566 7906

Passcode: 701194

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of September 19, 2025 Meeting**
3. **For Discussion & Action: Delegation of Legislative Testimony Authority to Co-Chairs**
Action: Council approval of delegation to Co-Chairs to draft and submit legislative testimony on behalf of the TOD Council.
4. **For Discussion & Action: TOD Council 2025 Annual Report to the 2026 Legislature**
Action: Council approval of the draft Annual Report for transmittal as amended by member comments/revisions.
5. **Informational Presentation: City & County of Honolulu Strategic Housing Plan**
Kevin Auger, City and County of Honolulu (City) Department of Housing and Land Management (DHLM)
This presentation will provide an overview of the DHLM 2025–2028 Strategic Housing Plan, which outlines key strategies to expand housing supply and improve affordability across the island. It focuses on transit-oriented development, expanding partnerships to develop mixed-income housing, streamlining policies and permitting, and creating innovative financing tools to support production.

6. **Informational Presentation: A Scorecard to Measure the Progress and Implementation of Transit-Oriented Development in Honolulu**

Jonathan Vuylsteke (“JV”), Master of Urban and Regional Planning (MURP), University of Hawai‘i at Manoa Department of Urban and Regional Planning.

This presentation will highlight a MURP capstone project that develops a locally tailored scorecard to measure TOD progress around Honolulu’s rail stations, with a focus on Pouhala (Waipahu Transit Center) Station. The framework is intended to support data-driven decision-making to guide future investments and policy priorities along the rail corridor.

7. **Act 160, SLH 2025, Senate Bill 1263, Conference Draft 1**

Amends the procedures and required information for the Department of Land and Natural Resources historic preservation review of proposed state projects, privately owned historic property, and other proposed projects that require entitlement for use. Establishes procedures for the review of transit-oriented development identified by the counties and Hawai‘i Community Development Authority, or Hawai‘i Housing Finance and Development Corporation. (CD1)

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

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

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

- East Kapolei
- Hālawa-Stadium
- Iwilei-Kapālama

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

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

d. **State and County Projects—Maui**

9. **Announcements**

a. **State TOD Strategic Plan Update Permitted Interaction Group (PIG) Kickoff Meeting, Friday, November 21, 2025, 1:30-3:30 PM**

b. **2026 TOD Council Meeting Calendar**

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

- i. December 2025 No Meeting
- ii. January 16, 2026
 - Presentation: TBD
 - TOD-Related Capital Improvement Project (CIP) & General Fund Budget Requests
 - TOD-Related Legislative Proposals
 - Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
 - 2026 TOD Council Meeting Schedule
 - Announcements

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| iii. | February 20, 2025
Presentation: TBD
Action Item: TOD-Related Capital Improvement Project (CIP)
& General Fund Budget Recommendation for Funding by the
Legislature
TOD Related Legislated Proposal
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements |
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d. **Other**

10. Adjournment

Meeting materials

Meeting materials distributed to TOD Council members (“board packet”) will be available for public review 48 hours in advance of the meeting in the Office of Planning and Sustainable Development (OPSD), 6th Floor, 235 South Beretania Street, Honolulu, and at the TOD Council’s webpage, (<https://planning.hawaii.gov/lud/state-tod/>).

In-person meeting access for State Capitol

All visitors to the building must check in with building security on the ground floor or basement and present their driver's license, State ID, or State employee ID to security staff.

Virtual meeting and phone access

To participate via the Zoom link provided, you will need a computer or mobile device with internet access, video camera (recommended), and microphone. You will be muted during the meeting unless you are providing comments or actively participating in a discussion. You may also access the Zoom meeting by phone only by using the dial-in phone number, meeting ID, and meeting passcode information provided at the top of this agenda. A helpful guide for use of Zoom is available at the following link, <https://planning.hawaii.gov/wp-content/uploads/Accessing-an-online-Zoom-meeting-1.pdf>.

In accordance with Act 220, Session Laws of Hawai'i 2021, if the OPSD host Interactive Communication Technology (ICT) connection for the virtual or remote meeting and physical location are lost, the meeting will be recessed for up to 30 minutes while the host attempts to restore connection. The public may access the reconvened meeting by clicking the meeting link again. If the meeting cannot be reconvened within 30 minutes, the meeting will be terminated and the meeting may be continued at another noticed date and time. Please check the TOD Council's website (<https://planning.hawaii.gov/lud/state-tod/>) for information on whether the meeting has been cancelled or will be continued to another meeting date and time for which public notice will be provided.

Comments from the public

Oral and written comments may be submitted on any agenda item. Members of the public may provide oral comments during the meeting when public comments are requested by the TOD Council Co-Chairs. When the Co-Chair asks for public comments, please click the Raise Hand button on the Zoom screen, or if calling in by telephone, entering * and 9 on your phone keypad. When recognized by the Co-Chair, please unmute yourself to begin speaking. If calling in by phone, you can unmute and mute yourself by pressing * and 6 on your keypad. Before making your comments, please identify yourself and the organization, if any, that you represent. Please remember to mute yourself after speaking.

Written comments may be submitted as follows:

by email: carl.y.miura@hawaii.gov
by postal mail: Office of Planning and Sustainable Development (OPSD)
ATTN: TOD Council Public Comments
P.O. Box 2359
Honolulu, HI 96804-2359
by facsimile: (808) 587-2824

Written comments should include the words, “Public Comments,” with the agenda item number and description in the subject line. The TOD Council requests that written testimony be received by Tuesday, November 18, 2025, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

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

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