

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 74
Friday, November 21, 2025
9:30 am

Hawai'i State Capitol
415 South Beretania Street Rm. 329
Honolulu, Hawai'i 96813
and Via Videoconference

https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20251121/GMT20251121-193619_Recording_gallery_3014x1828.mp4

Members/ Designees Present:	Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair David DePonte, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Harold Alejandro, Department of Corrections and Rehabilitation (DCR) Craig Nakamoto, Hawai'i Community Development Agency (HCDA) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Luke Evslin, House of Representatives Tim Streitz, City and County of Honolulu (City) Bethany Morrison, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, County of Maui (COM) Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Brooke Wilson, Office of the Governor (GOV) Keith Hayashi, Department of Education (DOE) Ed Sniffen, Department of Transportation (DOT) Senator Chris Lee, State Senate Cathy Camp, Business Community Representative
Other Designees/ Alternates Present:	Leo Asuncion, OPSD Seiji Ogawa, OPSD Randy Chu, HHFDC Ben Park, HPHA Shannon Aquitola, COH Kauano Batangan, COM
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Rachel Beasley, OPSD

1. **Call to Order**

Dean Minakami, Co-chair, called the meeting to order at 9:36 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of September 19, 2025 Meeting**

The September 19, 2025 meeting minutes were approved as circulated.

4. **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.

Minakami said that the Delegation of Legislative Testimony is needed during the legislative session because of the quick window between receiving the hearing notice and when testimony is due. This allows the co-chairs to submit testimony on behalf of the TOD Council. They will report back to the members on any actions taken.

It was moved by Kevin Carney and seconded by Craig Nakamoto to approve the Delegation of Legislative Testimony Authority to the Co-Chairs as circulated, and the motion was adopted with no objections.

5. **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.

Mary Alice Evans explained that the TOD Council is required to submit an annual report to the legislature which captures all of the activities including presentations and projects in 2025 and future tasks. The draft report was emailed to TOD Council members/designees, and members of the public before the meeting. The annual report is due to the Governor, Legislature, and Mayors 20 days prior to the start of the 2026 Legislative Session. Since there is no meeting next month, the Council was asked to act at this meeting to approve the draft annual report, pending further revisions. She asked everyone to review the sections that describe the status of their agency's projects. They were asked to email Carl and Seiji before Friday, December 5, 2025, if any changes were needed.

It was moved by Jodi Higuchi Sayegusa and seconded by Heidi Hansen Smith to approve the draft TOD Council 2025 Annual Report as circulated and pending further revisions and the motion was adopted with no objections.

6. **Informational Presentation: City & County of Honolulu Strategic Housing Plan**

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

Director-Designate Kevin Auger presented an overview of the City's 2025–2028 Strategic Housing Plan and the major reorganization undertaken to strengthen their housing delivery system. The administration established DHLM to separate housing development from homelessness services. They also put together a department with dedicated divisions for land transactions, housing development, finance, policy, and property management. Auger pointed out that leveraging public

land to accelerate housing production is critical. It allows them to control affordability and reduce the cost to developers to deliver more units.

Utilizing the Governor's Emergency Proclamation, the City was able to issue requests for qualifications (RFQ) for 10 City-owned properties and identified development partners. Once completed, this could result in an estimated 2,579 new units. They are also looking into diversifying beyond Low-Income Housing Tax Credits (LIHTC) by utilizing private activity bonds, the Affordable Housing Fund, and exploring innovative national models. They also partnered with University of Hawai'i Economic Research Organization's (UHERO) to use their Subsidized Housing Explorer to maintain a housing database. The City believes the repeal of the sunset provision in Act 45, Session Laws of Hawai'i 2024, is necessary to enable the counties to assemble land and scale-up TOD projects.

The City is focusing their efforts on transit-oriented development (TOD) along the Skyline corridor, particularly the Kūwili Rail Station redevelopment area. The State and City collectively control more than 70% of land in the area. The City also purchased the Iwilei Center and former First Hawaiian Bank Branch Property on North King Street. Early modeling by the Center for Creative Land Recycling (CCLR) shows capacity for 2,500–3,000 units. However, there are some significant challenges in the area—floodway conditions, contamination, drainage, and connectivity. A multi-agency workshop was held which produced a situation report with the help of CCLR. This informed the City's successful application for \$2 million from the Federal Transit Administration (FTA) TOD Pilot Program. In addition, they received \$700,000 from Office of Planning and Sustainable Development (OPSD) TOD CIP Planning grant, \$250,000 from Department of Planning and Permitting, and \$75,000 (grant balance) from the Environmental Protection Agency. The funding will allow them to begin work in the area. A consultant team has been selected to advance master planning, flood mitigation analysis, and multimodal access, including potential rail-connected walkways and a future multimodal hub.

7. 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.

Jonathan "JV" Vuylsteke presented his capstone research on developing a scorecard to evaluate Honolulu's progress toward transit-oriented development (TOD). The presentation described how experiences in transit-rich Asian cities helped shape the study's focus on the relationship between transportation and land use. For example, expanding access to transit tends to increase ridership by shaping development patterns and influencing travel behavior. Honolulu's historic investment in rail was noted as a catalyst for related infrastructure and development efforts.

With TOD efforts moving forward, the need for a consistent way to measure progress was highlighted. A scorecard was introduced, consisting of 36 indicators refined into a "Top 12" set focused on infrastructure, transit quality, multimodal access, land use mix, parking, affordability, and economic growth. The Waipahu (Pouhala) Transit Center Case Study demonstrated strong transit service, but the area has limited redevelopment and continued auto-oriented land uses with limited pedestrian network and green space. The presentation emphasized the importance of expanded data partnerships—including parking inventories and GIS mapping—to fully implement the scorecard system. The City and the O'ahu Metropolitan Planning Organization (O'ahu MPO) have already begun collecting key information. A formalized measurement framework to guide investment, track outcomes, and enhance transparency will be needed.

During the Q&A, members asked whether a metrics-based approach could support federal grant applications. Clear, data-driven indicators can strengthen an agency's ability to demonstrate need and readiness, improving competitiveness for TOD-related funding. The session concluded with encouragement for continued collaboration among State and City agencies and an offer to share the full capstone paper upon request.

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

Craig Nakamoto explained that Hawai'i Community Development Authority (HCDA) staff are in the process of identifying parcels that are suitable for housing development under two primary categories: parcels in rights-of-way in proximity to transit stations and parcels located within HCDA's jurisdiction, including community development districts.

9. 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**

- Hālawā-Stadium
New Aloha Stadium Entertainment District (NASED). Michael Imanaka said that they are continuing to make progress on three key forms including the Master Development Agreement, ground lease, and Declaration of Covenants, Conditions, and Restrictions (DCC&R).
- Iwilei-Kapālama.
Kūwili Station TOD Redevelopment Area Master Planning. Tim Streitz reported that they had a kickoff meeting on November 14, 2025. DTL is the lead consultant for the project.

Mayor Wright Homes. Minakami mentioned that Hawai'i Housing Finance and Development Corporation (HHFDC) approved funding for Mayor Wright Homes Redevelopment.

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

- Kukuiole and Village 9 Affordable Housing (County of Hawai'i). Bethany Morrison commented that the grant agreement for phase 3 is being routed for signatures.

10. **Announcements**

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

The State TOD Strategic Plan Update Permitted Interaction Group Kickoff Meeting is scheduled for today in the OPSD Conference Room starting at 1:30 p.m. PIG members are invited to attend in-person.

b. 2026 TOD Council Meeting Calendar

The January 16, February 20, and April 17, 2026 TOD Council meetings will be conducted online. The next in-person meeting is scheduled for June 19, 2026.

c. Next Meeting and Preliminary Agenda Items for Future Meeting

- i. December 2025 The TOD Council is not meeting in December in order for everyone to enjoy the holidays.
- 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
- iii. February 20, 2026
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

d. Other

- O'ahu Metropolitan Planning Organization - Lily Zheng invited everyone to the 2026 Hawai'i Transportation Forum on Thursday, January 8, 2026, 8 a.m. – 4 p.m. at the YWCA Elizabeth Fuller Hall. The event is hosted by O'ahuMPO in collaboration with Department of Health and Hawai'i Institute for Public Health. It will bring together policy makers, planners, and transportation stakeholders to address topics like safety, sustainability, active transportation, and housing. Deadline to sign up is December 29, 2025. Speakers including Todd Litman, Angie Schmitt, Ana Lucaci, Bruce Appleyard, Mark Fenton, and several local experts are currently scheduled.

11. Adjournment

There being no further business, the meeting was adjourned at 11:11 a.m.

Note: All meeting materials are posted at <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.

Guests/Attendees: Representative Tina Nakada Grandinetti
Kevin Auger, City Department of Housing and Land Management (DHLM)
Tami Whitney, Governor's Housing Team
Leahna Luke, City DHLM

LeeAnn Treffinger, City DHLM
Ty Tomimoto, City DHLM
Justin Limasa, City DHLM
Makalii Olivera, Office of Representative Luke Evslin
Anthony Miranda, City Managing Director's Office
Arthur Buto, OPSD
Brian Canevari, School Facilities Authority (SFA)
Brian Lee, Hawai'i Laborers and Employers Cooperation and Education Trust
(LECET)
Diana Setness, OPSD
Charlottee Yee, OPSD
Joan Delos Santos, OPSD
Emily Cristobal
Francine Murray
Franz Krainz, City DPP
Garet Sasaki, HCDA
Johnathan Vuylsteke (JV)
Karen Seddon, EAH Housing
Kathleen Rooney, Ulupono Initiative
Laren Eustace, EAH Housing
Lily Zheng, O'ahu Metropolitan Planning Organization,
Michael Formby, City Managing Director's Office
Michele Kaneko, HCDA
Pane Meatoga III, Operating Engineers Local 3
Peter Flachsbart
SW, Michels