

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 77
Friday, April 17, 2026
9:30 am

Office of Planning and Sustainable Development
235 South Beretania Street. 6th Floor
Honolulu, Hawai'i 96813
and Via Videoconference

https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20260417/GMT20260417-192906_Recording_gallery_3840x2160.mp4

Members/Designees Present:

Leo Asuncion, Office of Planning and Sustainable Development (OPSD), Co-Chair Pro Tem
Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair
David DePonte, Department of Accounting and General Services (DAGS)
Roy Ikeda, Department of Education (DOE)
Kalani Fronda, Department of Hawaiian Home Lands (DHHL)
Heidi Hansen Smith, Department of Health (DOH)
Malia Taum-Deenik, Department of Human Services (DHS)
Hal Alejandro, Department of Corrections and Rehabilitation (DCR)
Ryan Tam, Hawai'i Community Development Agency (HCDA)
Benjamin H. Park, 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)
Jodi Higuchi Sayegusa, County of Kaua'i (COK)
Bethaney Morrison, County of Hawai'i (COH)
Scott Forsythe, County of Maui (COM)
Catherine Camp, Central Pacific Bank, Business Representative
Kevin Carney, Affordable Housing Connections LLC, Housing Advocate
Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)

Members/Designees Excused:

Brooke Wilson, Office of the Governor (GOV)
Dawn Chang, Department of Land and Natural Resources (DLNR)
Tammy Lee, Department of Transportation (DOT)
Senator Chris Lee, State Senate
Laura Kodama, Castle and Cooke, Developer Representative

Other Designees/Alternates Present:

Randy Chu, HHFDC
Audrey Hidano, DOE

TOD Council Staff:

Ruby Edwards, OPSD
Carl Miura, OPSD
Rachel Beasley, OPSD

Guests/Attendees:

Aaron Setogawa, OPSD
Aldon Yago, DCR
Amy Ford Wagner
Anna Haney, Maui Metropolitan Planning Organization (Maui MPO)
Brandon Soo, HCDA
Brian Canevari, SFA
Carson Schultz, HPHA
Cheryl Bellisario, HHFDC
Craig McGinnis
Diana Setness, OPSD
Franz Kraintz, City DPP
Holly Fujishige
Ian Page, UH
Jadine Urasaki, DOE
James
Jeff Deason
Jesse Souki, DOE
Joji Matsumoto, SFA
JV Vuylsteke, HART
Katie Rooney, Ulupono Initiative
Lori Kahikina, HART
Lillie Makaila
Makalii Oliveira, Office of Representative Luke Evslin
Marissa Gonzales, HART
Neil Erickson, COH OHCD
Olivia Gurney
Phillip Winchester
Ren Seguritan, Kamehameha Schools
Tanner Gonzalez, OPSD
Trevor Tamashiro
Vance Tsuda, HART

1. **Call to Order**
Leo Asuncion, Co-Chair Pro Tem, called the meeting to order at 9:30 a.m.
2. **Introduction of Members**
Members and guests introduced themselves.
3. **Review and Approval of Minutes of February 20, 2026 Meeting**
The February 20, 2026 meeting minutes were approved as circulated.
4. **Informational Presentation: Honolulu Authority for Rapid Transportation (HART) Update on Skyline**
Lori Kahikina, Executive Director and CEO of the Honolulu Authority for Rapid Transportation (HART), and Vance Tsuda, Project Director, provided an update on the Skyline rail project. Kahikina clarified that HART is responsible for the planning, design, and construction of the rail

system. The City and County of Honolulu (City) Department of Transportation Services (DTS) owns and operates the system once construction is completed.

The first two segments (East Kapolei to Middle Street) are operational. Construction is currently focused on the segment from Middle Street to the Civic Center Station, which is slated to open in 2031. Due to financial projections, the final one-mile segment to Ala Moana Center has been temporarily deferred, though the intent remains to complete the connection to the island's main transit hub. The project is 100% taxpayer-funded from General Excise Tax (GET), Transient Accommodations Tax (TAT), and federal funds. All costs of the current project scope will be fully paid by the time segment 3 is complete. HART also recently received authority from the City Council (via Bill 60) to plan and design future extensions to West Kapolei, University of Hawai'i (UH), and Waikiki, though no funding is attached to these extensions yet.

Tsuda reported that the utility relocation along Dillingham Boulevard and Nimitz Highway is preparing the corridor for future guideway columns and station construction. The City Center Guideway and Stations (CCGS) contractor has mobilized, with 19 underground shafts and three columns completed to date, and work has begun on Chinatown Station foundation shafts. Shaft construction on Halekauwila Street will begin Fall 2026. Tsuda added that guideway design was changed from the tangential box girder system used in earlier segments to a more conventional I-beam girder approach, which is expected to save approximately \$200 million and allow station construction to proceed concurrently with guideway construction. Station canopies were also redesigned with traditional metal roofing to reduce future maintenance burdens for City DTS. Some of stations are located next to historical properties, which required them to have a treatment plan such as station colors and architectural features. They also need to hold neighborhood design workshops to receive feedback from the community.

During the discussion, members inquired about security measures in the Chinatown area and station flexibility. HART confirmed that roving security, cameras, and attendant-controlled restrooms are integrated into the operations. Station designs do not preclude future pedestrian bridge connections to adjacent TOD developments or escalators to be added later.

5. **Informational Update: Update on Vertical Schools Report and Alternative Technologies Being Explored by School Facilities Authority (SFA)**

Brian Canevari, Program Manager with the School Facilities Authority (SFA), provided an informational update on SFA's work related to the Vertical Schools in TOD Areas report and other alternative technologies being explored to support public school facility development. He explained that SFA was created to help reform the process for funding and delivering capital improvement projects for Hawai'i public schools in a more efficient, transparent, and effective manner. Canevari noted that SFA's current work includes expanding preschool spaces, educator workforce housing, and the new Central Maui school project.

Other design and delivery innovations being explored include:

- **Dedicated Career Technical Education (CTE) Campus.** The first is a dedicated Career Technical Education (CTE) campus modeled after the Western Maricopa Education Center (West-MEC) at Agua Fria High School in Phoenix, Arizona. SFA is evaluating whether a similar trades campus could be replicated in Hawai'i, including on Maui, to help address workforce gaps in the mechanical, electrical, and plumbing trades. The estimated cost to recreate this type of facility in Hawai'i is approximately \$65 to \$80 million.

- **Portable Replacements.** The second concept is the replacement of aging portable classrooms with more efficient standardized building prototypes. Canevari noted that there are approximately 1,800 portable classrooms statewide, serving a significant portion of public school students. SFA is exploring mass timber, prefabricated classroom buildings that can be assembled on site and scaled for use across multiple campuses. One prototype developed for the Central Maui school project includes four classrooms with restrooms in the center, and SFA has also studied how Maui High School's existing portables could potentially be replaced in phases.
- **Akamai Digital Configurator.** SFA is testing an automated workflow tool that allows users to input basic project parameters (e.g., student population, grade level, site boundaries) to generate compliant space programming and 3D layouts, which can then be pushed directly into AutoCAD Revit. This can expedite the design phase and reduce it from about two years to several months.
- **Vertical Schools in TOD Areas.** Canevari explained that vertical school concepts may help address land scarcity in urban infill and TOD locations while supporting schools near homes, reducing traffic congestion and matching school capacity with new housing development. SFA worked with MKThink and Polyline to develop three prototype models: a standalone vertical campus with separate towers for parking and education connected by a central spine; an adjacent school built next to private development on a separate parcel while sharing infrastructure such as driveways and parking; and an integrated school built within the podium levels of a high-rise residential tower with shared major utility systems. Canevari noted that a 600-student model may allow schools to fit into tighter urban infill lots and align with charter school or specialized academy enrollment sizes.

Canevari encouraged State and county agencies to include SFA early in their master planning and design development sessions for housing and TOD projects to ensure educational facilities are integrated seamlessly.

6. **TOD-Related Budget Requests Recommended to the 2026 Legislature**

Asuncion provided an update on the TOD Council's recommended budget requests submitted to the State Legislature. The Senate Draft (SD) 1 of the budget bill, House Bill (HB) 1800, passed last week from the Senate and Conference Committee meetings should start on Monday. Key items currently reflected in the SD1 include cash infusions for Hawai'i Housing Finance and Development Corporation's (HHFDC) Dwelling Unit Revolving Fund (DURF) and the Rental Housing Revolving Fund (RHRF) Tier 1 and Tier 2. The budget also includes \$15 million for the Department of Corrections and Rehabilitation (DCR) for plans, design, and construction of the new O'ahu Community Correctional Center (OCCC) at the Hālawā Animal Quarantine Station site. The completion of the new facility will allow redevelopment of the existing site on Dillingham Boulevard. He shared that OPSD did some community charettes during a 6 to 8-month period about six years ago, and mixed-used development was desired. Funding was also provided for the UH Kaua'i Community College (KCC) workforce housing project. OPSD will continue to track these items as the budget moves into Conference Committee.

7. **TOD-Related Legislative Proposals in the 2026 Legislative Session**

Asuncion mentioned that staff continues to monitor TOD-related legislation. Two key bills highlighted on the agenda remain active: HB 1718, HD1, SD1, relating to housing. It repeals the sunset date of Act 45 (2024) and HB 1710, HD2, SD1, relating to historic preservation. It allows the State Historic Preservation Division to conduct phased reviews of projects on private property. A printout of bills and status was provided in the meeting materials with the active bills listed in the front and those that died or without any activity at the end.

Representative Luke Evslin highlighted SB 3028 relating to the Conveyance Tax, noting the latest House draft allocates \$60 million to DHHL and \$40 million to DURF exclusively for TOD projects that meet minimum transit-supportive densities. It also provides flexibility to HHFDC to provide grants to counties for infrastructure needs that meet the density standards. The intent behind this is to have a dedicated revenue source for infrastructure and provide an incentive to the counties to upzone for TOD.

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**

East Kapolei Master Plan. Brandon Soo reported that the East Kapolei Infrastructure Master Plan will wrap up in May. Funding for the subsequent programmatic EIS was zeroed out in the Senate budget draft, and Hawai'i Community Development Authority (HCDA) is hoping it will be restored in conference. This is in addition to the \$500,000 that was approved last year. The extra funds would help undertake additional studies for the EIS.

UH-West O‘ahu University District. Randy Chu noted that UH and HHFDC are preparing a Request for Proposal (RFP) for a residential mixed-use project makai of the rail station. UH and HCDA are continuing their efforts on a \$35 million Road D infrastructure project. Subdivision permits have been submitted to the City Department of Planning and Permitting (DPP).

UH-West O‘ahu Long-Range Development Plan. Chu reported that UH is working on an update to the urban design plan and development feasibility study, which are funded through TOD CIP Planning funds.

Department of Hawaiian Homeland (DHHL). Kalani Fronda shared that they are building 130 single family homes in an area currently called 2C. Construction will start in 2D in 2027, 2E in 2028, and 2F in 2029. DHHL is shifting its RFP approach to issue project leases first and then doing financial assessments with service providers. Developers will do their vertical development based on what beneficiaries can afford. Due to sewer capacity, DHHL reallocated sewer/water capacity to unlock 400-500 multifamily units in area 2A since there was enough for both LD3 and 2A. The DHHL Chair hopes to build 700 multifamily units with supporting commercial use in LD3 when capacity is available. For the Abutlon CRE parcel, DHHL has not accepted the land from DLNR. Their planning office is addressing liability concerns tied to existing seed bank. There is no incidental take permit and the habitat conservation plan has expired.

City TOD Special District. Tim Streitz announced that the Honolulu Planning Commission will review three TOD bills on April 29th to move 14 acres of land from the State agricultural to Urban district, rezone 1,400 acres from agriculture to urban mixed-use around

the stations, and establish a TOD Special District for the (City’s) East Kapolei TOD Plan area, which includes streamlining some permitting requirements.

- **Hālawā-Stadium**
New Aloha Stadium Entertainment District (NASED). Michael Imanaka stated that the NASED Master Development Agreement, including the reciprocal easement agreement and associated ground lease are scheduled for execution later this month. Once they are signed, it concludes the negotiations of the project core. Demolition of the existing stadium began in early March.

O‘ahu Community Correctional Center (OCCC). Hal Alejandro added that construction for the new OCCC facility is planned for 2030-2031, with completion around 2032-2033. For the current site, discussions are ongoing with the Governor, legislature, TOD Council, and community to create some form of shared use. Once construction funds are appropriated for the new OCCC, they will begin community outreach.

- **Iwilei-Kapālama**
State Iwilei Infrastructure Master Plan/Dynamic Infrastructure Coordination and Execution (DICE) Plan. Cheryl Bellisario reported that the Wilhelm Group is developing the DICE plan—a relational database to help stakeholders coordinate the timing and phasing of infrastructure upgrades in the area. They are currently gathering all of the data and putting it into the model. Beta testing is expected this summer and implementation is expected once it is completed.

- b. **State and County Projects—Hawai‘i**
Kukuiola and Village 9 Affordable Housing. Neil Erickson noted that the consultant for Kukuiola Phase 3 developed four different scenarios. They asked G70 to revise several of them to better align with the COH Office of Housing and Community Development (OHCD) Administrator’s goals.

34 Rainbow Drive Project. The proposal to accept the TOD CIP Planning Funds went in front of the Hawai‘i County Council, and OHCD is working on selecting a consultant.

- c. **State and County Projects—Maui**
State TOD Strategic Plan Update. Scott Forsythe reported that the County of Maui will meet with OPSD in late May to discuss updating the state strategic plan and the process for identifying county-designated TOD areas.

9. **Announcements**

- a. **OZ 2.0 Workshop, June 2026 (Tentative)**
Ramona Mullahey announced that an Opportunity Zone (OZ) 2.0 workshop is tentatively scheduled for June 1, 2026, at the UH Cancer Center to discuss project pipelines, proper positioning, and how to access this alternate source of project funding.
- b. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**
 - i. May 2026 No Meeting

- ii. June 19, 2026 Presentations: Hawai‘i Public Housing Authority (HPHA) Ka Lei Momi TOD Projects & East Kapolei Infrastructure Implementation Master Plan
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development

- iii. July 17, 2026 Presentation: TBD
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development

c. **Other**

Iwilei-Kapālama Infrastructure RFP

Diana Setness reported the release of the RFP to establish a community facilities district or similar special infrastructure financing district in the Iwilei-Kapālama TOD area. The goal is to establish a financial framework to fund infrastructure investments to support long-term growth and housing. RFP is posted at Hawai‘i Awards and Notices Data System (HANDS) site. Proposals are due June 3, 2026.

10. **Adjournment**

There being no further business, the meeting was adjourned at 11:27 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/>.