

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 51
Friday, July 15, 2022
9:30 am

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

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 Chris Kinimaka, Department of Accounting and General Services (DAGS) Darrell Ing, 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) Wayne Takara, Department of Public Safety (PSD) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Harrison Rue, City and County of Honolulu (City) April Surprenant, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Cathy Camp, Business Representative Kevin Carney, EAH Housing, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Vacant, Office of the Governor Keith Hayashi, Department of Education (DOE) Jade Butay, Department of Transportation (DOT) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Senator Lorraine Inouye, State Senate Mike Victorino, County of Maui (COM)
Other Designees/ Alternates Present:	David DePonte, DAGS John Andoh, COH Natasha Soriano, COH Celia Mahikoa, COK
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Aaron Setogawa, OPSD

1. Call to Order

Mary Alice Evans, Co-chair, called the meeting to order at 9:35 a.m. Members in attendance were noted and guests introduced themselves.

2. Review and Approval of Minutes of June 17, 2022 Meeting

Evans said that the meeting minutes were distributed via email as part of meeting materials. There were no changes or comments from the TOD Council members and public. It was moved by Chris Kinimaka, seconded by Cathy Camp, and approved as circulated.

3. Informational Presentation

Ka'ahumanu Avenue Community Corridor Action Plan

A presentation on Maui County's Ka'ahumanu Avenue Community Corridor Action Plan. Speaker: Pam Eaton, Maui County Planning Department

Evans announced that the presenter is not available to do the presentation due to an unanticipated conflict. It will be rescheduled to sometime in the future.

4. TOD Infrastructure Financing and Delivery Strategies for TOD Pilot Areas Study Update

Ruby Edwards reported that HR&A sent out a request for data to the counties for their planned facility developments in the four TOD Priority Areas, needed infrastructure improvements, and available funding and financing tools, etc. A similar request will be going out to State agencies in the coming week. On Friday, July 22, the Steering Committee will be meeting to check on status of the data requests. HR&A would like to have the data available to them so that they can start their analysis for the completion of phase 1.

5. Standing Report—Agency Updates on TOD Projects in State Strategic Plan for Transit-Oriented Development

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.

Edwards asked TOD Council members to report on key activities related to projects listed in the State Strategic Plan for TOD.

a. State and County Projects on the Big Island
COH

- Ka Hui No Koa O Kawili Affordable Housing Project – April Surprenant said that developer is HKI Kawili, a part of EAH Housing. They are completing their financing. It will be fully funded in ~~mid-September~~ October and construction starting right after. County Council completed a Declaration of Non-Exclusive Access and utility easements. COH Office of Housing is completing all of the needed documentation.
- Kūkuioia and Village 9 Affordable Housing – Surprenant will check with the Office of Housing and update the TOD Council.

- Kea'au Transit Hub – John Andoh said that they are working with the Planning Department to build a transit hub at a future civic center in Kea'au. No updates since having the discussion about nine months ago.
- Pāhoa Transit Hub – Surprenant reported that the kick-off meeting is scheduled in the afternoon with SSFM. Andoh added that they will be responsible for doing a site selection analysis based on 11 sites, an environmental assessment, and public meetings. Also, they will put together a report and recommendation to purchase property, if needed. He is working with OPSD and Hawai'i State Public Library System (HSPLS) to add \$350,000 to the current contract to look at co-location of the Pāhoa Public Library at the site.
- Kona Transit Hub – Andoh said that they are finalizing a contract with SSFM to work on the transit hub and base yard expansion projects. SSFM is their consultant to deliver transit hubs across the island. They are focusing on the base yard first to see if it could potentially co-locate with the transit hub. The work will include a site selection, Title VI and environmental analyses, and public meetings.

UH

- UH-Hilo projects – Michael Shibata reported no update at this time. He believes they are still in the pre-planning phase.

HPHA/COH

- Lanakila Homes/Complete Streets/Multimodal Improvements – Kevin Auger said they are completing the procurement process for pre-master planning. Notice to proceed should be released within a week.

b. State and County Projects on Kaua'i COK

- Līhu'e Civic Center Mobility Plan – Jodi Higuchi Sayegusa reported that charettes took place in late June. They are continuing to gather data and reaching out to stakeholders, including use of a survey.
- Līhu'e Civic Center Redevelopment Plan – Higuchi Sayegusa said it is on pause until she returns from leave. Once it starts up again, they will select a consultant for the feasibility study.
- Housing Projects – Higuchi Sayegusa will check with Adam Roversi and get back to the TOD Council in the future.

HHSC/COK

- Mahelona State Hospital/TOD Master Plan – Representative Nadine Nakamura explained that they previously received \$500,000 to complete the second half of the master plan and part of the environmental impact study. In 2022 session, \$380,000 was approved to complete the remaining part of the EIS. This will also allow them to do the project development and Class IV zoning permit to determine whether to subdivide or CPR the lots. In addition, funding is secured for both State and County to share in the cost of developing a well and water tank for the area. Together it will cost about \$10 million. After all of this is completed, they will be able to work on the infrastructure improvements.

UH

- Old Līhu'e Police Station – Chris Kinimaka said that the contracts are in place, so things should start moving. She should have more of an update at the next meeting.

c. State and County Projects on Maui

HHFDC

- Villages of Leiali'i Affordable Housing – Dean Minakami said a groundbreaking is scheduled next week for the Kaiāulu o Kūku'ia complex, a 200-unit affordable rental project.

COM

- West Maui TOD Corridor Plan – Edwards reported that the project launch was this past week.

d. State and County Projects on O'ahu

HHFDC

- Liliha Civic Center and Iwilei Infrastructure Master Plan – Minakami reported that a draft report should be coming in about a week. Harrison Rue added that the draft will help the TOD Infrastructure Financing Study. The City is having its planning and engineering sub-cabinet meeting in August to review geo-locating of different infrastructure needs, co-location, and phasing of utilities.
- 690 Pohukaina – Minakami shared that they are currently interviewing developers who responded to the RFP and hope to make a selection soon.

HPHA

- Kūhiō Park Terrace – Auger mentioned that they submitted the 201H application on June 30, 2022. The proposed project will provide 650 units. They are scheduled to appear before the Neighborhood Board on July 27 and are planning to complete the NEPA by August 30. If they get approval from the City Council by end of the calendar year, HPHA will be applying for credits in February 2023.
- Pu'uwai Momi – Rue announced that they received approval to do a Phase 1 HPHA environmental assessment for the site with the City's EPA brownfields grant money. The City already has a consultant on board to do the work for HPHA.

DOT

- Farrington Highway Widening – Dre Kalili of DOT confirmed the following dates for the project:
 - August 10, 2022 – Bid opening
 - October 17 – Award date
 - November 4 – Notice to Proceed issuance

DLNR

- East Kapolei Master Development Plan – Ian Hirokawa said that they are reviewing the draft EISPN, which should be issued in about a month. They have already spoken to area legislators. They will include additional government and private stakeholders in their outreach. For the Urban Design Plan component, they are waiting for the Governor and Budget and Finance to sign off on their funding.

UH

- UH-West O'ahu, University District – Shibata reported that they are working with Bonnie Arakawa to update the Long-Range Development Plan (LRDP). It should be done in the next six months. Also, they will be hiring a consultant to do an updated market study for the campus and non-campus University District lands, which will be included in the LRDP. He will check with Arakawa on the status of the Urban Design Guidelines and provide an update at the next meeting.

City

- Rue said that the City is mainly supporting State projects including the Liliha Civic Center and Iwilei Infrastructure Master Plan and TOD Infrastructure Finance Study.

Edwards noted that the City Planning Commission approved the proposed TOD Special District and TOD Zoning for the TOD plan. This would up zone UH-Leeward Community College campus lands and DLNR's prime commercial parcel near Pearlridge Shopping Center. The proposed zoning goes to the City Council for review and adoption.

6. TOD-Related Capital Improvement Project (CIP) Budget Requests and Legislative Proposals Update

Update on the TOD-related CIP budget requests for Fiscal Year 2022-2023 that were recommended for funding by the 2022 State Legislature. Update on TOD-related bills and resolutions in the 2022 legislative session with impact on the TOD Council and the performance of its duties. A list of all measures tracked for the TOD Council is included in the meeting materials packet.

Carl Miura reported the following updates on projects that were not reported on at the last TOD Council meeting.

UH

UH-West O'ahu, University District – Shibata explained that the funding did not make it into the final budget. It would have encouraged future development on the Phase 1 University District lands. In the meantime, they will continue to work on their LRDP and update their market study. They plan to submit another request for funding.

DOE

New East Kapolei High School – Miura reported that the new School Facilities Authority received an appropriation for plans and design to do master planning and a separate appropriation to conduct a feasibility study for the high school.

DAGS

NASED – Kinimaka said that the Governor approved House Bill 1600 CD1, Act 248, the State Budget bill, appropriated a total of \$400 million for the project. The Department of Business, Economic Development, and Tourism (DBEDT) was appropriated \$350 million and designated as the expending agency. The Stadium Authority was appropriated \$50 million for their operations and support for stadium development. The Governor has expressed his support for issuing the stadium and real estate project RFPs and getting the final EIS published. DAGS is working with the Comptroller to coordinate these efforts with all of the key stakeholders. The Governor also signed Senate Bill 3334 CD1, Act 220, which transfers the Stadium Authority from DAGS to DBEDT.

7. **FY23 Statewide TOD CIP Planning Funds, Act 248, SLH 2022; Call for Proposals**

- Tasks, Schedule, and Proposal Deadline

Edwards explained that the TOD Council's key responsibilities in support and coordinate TOD planning among State and county agencies, facilitate plans and funding, and encourage implementation. The State Strategic Plan for TOD provides a broad framework for actions and investment to support State and county TOD statewide. The TOD CIP funds are a means to kickstart TOD projects in the Strategic Plan particularly those that require multi-agency collaboration. The funding helps de-risk projects that require approaches beyond the normal scope of agencies.

Edwards also summarized the State TOD objectives the projects are intended to advance.

Since 2018, OPSD has received funding for State TOD CIP planning grants. Between 2017-2022, \$4.5 million has been appropriated and awarded funding to projects in each county.

Edwards pointed out projects funded where there is State-County collaboration or a co-location emphasis: HPHA/County of Hawai'i, Lanakila Homes/Multi-modal transportation planning, DAGS/HSPLS, Kahului Library Civic Library/Civic Center Integration Study, and the County of Hawai'i/HSPLS Pāhoa Transit Hub/Public Library Co-Location Project.

This year's budget bill appropriated \$2 million for FY23 to be used for statewide TOD planning grants. State and county projects are eligible for funds for plans, feasibility and cost studies, and coordination of TOD projects, TOD public infrastructure requirements, and related environmental review documents for TOD projects in the State TOD Strategic Plan. The following will be the timeline.

Key milestones include county informational meetings in July-August and the proposal deadline of August 26th.

OPSD will request assistance from the counties in scheduling the informational meetings. These meetings are used to vet ideas for potential projects and stimulate discussion.

If an award is made to a County, the funds are released on a reimbursable basis through a contract to them, OPSD and the county. If funds are awarded to a State agency, OPSD and the State agency will enter into a Memorandum of Agreement/Agreement for Delegation of Funds. State agency recipients are responsible for requesting the release of funds.

Funding requests should be between \$100,000 - \$500,000. OPSD reserves the right to negotiate the final award amount depending on the number of proposals and amount of funds requested. The proposal content is outlined in the guidance document. Edwards pointed out that the project needs to align with the guidance and evaluation criteria. If the project is not in the State TOD Strategic Plan, the TOD Council will need to approve the inclusion of the new project in the Strategic Plan prior to award of funds. The award recipient will need to provide a TOD Project Fact Sheet, which is due to OPSD by September 6. She recommended that agencies have a budget and conceptual

scope of work ready as soon as possible after the award to facilitate execution of agreements and release of funds.

Proposals are due to OPSD by 4:30 p.m., August 26, 2022. Awards will be announced at the September 9 TOD Council meeting.

8. Announcements

Evans noted that the September 9 TOD Council meeting will include taking action on new TOD projects if needed, presentations from FY23 Statewide TOD CIP Planning Funds projects selected, and standing reports on TOD projects as time permits. At the November 18 meeting, TOD Council will take action on the draft annual report and Delegation of Testimony Authority to Co-Chairs and discuss possible CIP budget items for FY2024.

Higuchi Sayegusa reminded everyone that the Hawai'i Congress of Planning Official Conference (HCPO) is on Kaua'i, September 14-16. Registration is still open, so she invited everyone to sign up. More information is available on the HCPO website (<https://www.hcpo2022.com/>)

9. Adjournment.

There being no further business, the meeting was adjourned at 10:30 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: Andrew Tang, HPHA
Brian Lee, Honolulu Planning Commission
Derek Wong, DLNR
Dre Kalili, DOT
Franz Krainz, City DPP
George Atta, Volunteer/HCDA
Kathleen Rooney, Ulupono Initiative
Kevin Auger, HPHA
Kiana Otsuka, HSEO
Lauren Yasaka, DLNR
Mark Hakoda, HCDA
Nancy McPherson, DHHL
Randy Chu, HHFDC
Terra Bae, Office of Senator Stanley Chang
Thomas Blair, City DPP
Tim Streitz, City DPP
Dan Yashima, OPSD