

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 52**  
**Friday, September 9, 2022**  
**9:30 am**

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

Members/ Designees Present:	Denise Iseri-Matsubara, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), 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) Wayne Takara, Department of Public Safety (PSD) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate Harrison Rue, City and County of Honolulu (City) Natasha Soriano, County of Hawai'i (COH) Celia Mahikoa, County of Kaua'i (COK) Pam Eaton, County of Maui (COM) 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) Suzanne Case, Department of Land and Natural Resources (DLNR) Jade Butay, Department of Transportation (DOT) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Ross Yamasaki, Stadium Authority (SA) Cathy Camp, Business Community Representative Kevin Carney, Housing Advocate
Other Designees/ Alternates Present:	Dean Minakami, HHFDC David DePonte, DAGS Ben Park, HPHA John Ando, COH
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Aaron Setogawa, OPSD

1. **Call to Order**

Denise Iseri-Matsubara, Co-chair, called the meeting to order at 9:34 a.m. Members and guests introduced themselves.

2. **Review and Approval of Minutes of July 15 Meeting**

In reviewing the draft meeting minutes, Iseri-Matsubara noted on page two under Standing Reports that the Ka Hui No Koa O Kawili Affordable Housing Project will be fully funded in October instead of mid-September.

The July 15, 2022 meeting minutes were approved as corrected.

3. **2022 Transit and Mobility Permitted Interaction Group (PIG); Senate Resolution (SR) 132, SD1**

a. Dissolution of Transit/Mobility PIG

**Action:** Council approval to dissolve the 2022 Transit and Mobility PIG.

b. Overview of SR 132, SD1 by Senator Chris Lee. *Convenes a Task Force with a broad range of stakeholders to examine how to reduce the footprint and cost of transportation to households.*

Iseri-Matsubara explained that after discussion with PIG Co-chairs Senator Chris Lee and Ed Sniffen, the PIG Co-Chairs are recommending dissolution of the PIG. Senator Lee, who had suggested formation of the PIG, subsequently believed that the task force created via SR 132, SD 1 would be a more effective vehicle for furthering the work proposed for the PIG. Similar to the PIG, the task force is charged with looking at the overall cost of transportation. He preferred continuing this discussion through the task force and will submit any recommendations to the TOD Council for further consideration, rather than through the use of a PIG. The TOD Council will be informed through a representative on the task force. In response to his interest in having someone from the housing side, Iseri-Matsubara suggested Kevin Carney to serve in that role.

Representative Nadine Nakamura moved to accept the recommendation and dissolve the PIG. Chris Kinimaka seconded the motion. Harrison Rue commented that he supports Senator Lee's intent to look at overall transportation costs and eliminating redundant efforts. David Arakawa asked via Chat if a final report needs to be produced before a PIG can be terminated. Ruby Edwards commented that since the PIG never met, there were no substantive matters to report to the Council.

The motion to dissolve the PIG was adopted.

4. **Informational Presentation**

a. 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*

Pam Eaton noted that the Ka'ahumanu Avenue Community Corridor Action Plan (KACC) was based on a 25-year-old community plan. Since the West Maui Community Corridor Plan (West Maui) started after the Maui County Council approved the West Maui Community Plan in December 2021, the planning process now underway for the West Maui Corridor Plan was much easier this

time around. The Community Plan included a chapter about transportation modalities, which lays the foundation for the TOD plan. Now, the County is in the process of updating the South Maui Community Plan. It will be ready when the County applies for the State TOD CIP Planning Funds for the County's South Maui TOD Corridor Plan.

Nelson Nygaard led the consultant team for the KACC work and is the prime consultant leading a group of mainland and local sub-consultants for the West Maui Corridor Plan. They've established a technical advisory committee (TAC) for the West Maui Corridor Plan, enlisting more community members to serve on the TAC for West Maui. They involved people in the business community, environmental groups, and people with backgrounds in historical and cultural practices. HHFDC is participating because the Corridor Plan will include potential housing projects.

The KACC is a unique "spine." The area includes the proposed Central Maui Transit Hub, many affordable housing opportunities, and the Kahului Civic Center. In Wailuku, there are a lot of federal, State, and County offices. Several medical, educational, and arts facilities are also located along the corridor. From the County work on both plans, the key is to have an interdisciplinary, management team including State and County agencies.

The West Maui study area is different since it is focused along Honoapi'ilani Highway between Lāhainā and Kā'anapali and a half mile mauka. It is a 3.6-mile coastal route with potential challenges such as sea level rise. Unlike Central Maui, this area is heavily populated with visitors and people who work in the visitor industry.

The West Maui Community Plan provides helpful guidance with updated land use designations, including the "Transit-Oriented Communities" (TOC) designation. It meets all the TOD goals. The Maui Metropolitan Planning Organization's Hele Mai Maui plan serves as a companion document for the West Maui Corridor TOD effort, and the County hopes to integrate the West Maui Greenway Master Plan with the TOD Corridor Plan. A kick-off meeting was recently held.

The West Maui Community Plan contains the following guiding principles:

- Connected, safe, and convenient
- Rooted in our history
- Beautiful, comfortable, and welcoming
- Vibrant and economically diverse
- Affordable and accessible for all ages and incomes
- Sustainable and resilient to a changing climate

This plan can provide opportunities through the TOD Council and State TOD Strategic Plan. These studies and action plans will be used to secure federal funding for implementation.

The project website is a critical cornerstone for the community to find out everything that is going on, including past studies, outcomes, survey results, and how to participate. The County will continue using the website to conduct online surveys. The Ka'ahumanu project had a huge response to their virtual survey since it coincided with the start of the pandemic. Surveys are a great opportunity to explain what TOD is and a starting point to get people involved. They've used Social Pinpoint, which is a powerful tool to identify unsafe crosswalk sections or where a person may want more bus stops. Another tool they used was a scavenger hunt. It gave the community a way to

suggest where certain things like art, trees, and benches should be placed. The goal is to raise awareness and have fun at same time.

Unlike Ka'ahumanu, the County conducted face-to-face interviews with various stakeholders for the West Maui project. They also created focus groups. Multimodal access, workforce/affordable housing, economy, and resilience are critical themes identified by participants. The West Maui Community Plan and technical papers provided good data to work from.

In West Maui, there is a need for a transit hub. They are working very closely with bus riders and Maui Bus to figure out where to best locate it. Downtown Lahaina may not make sense since it is vulnerable to sea level rise. One of the options they are exploring is to have one transit hub at Lāhainā and another at Kā'anapali. Also, under consideration is finding a location with potential housing opportunities, infrastructure, and residential density.

In addition to more bus ridership, they are looking at creating more housing near jobs so that there would be less congestion on Honoapi'ilani Highway. About 8,000 housing units are being planned for the area. More can be built, but the biggest challenge is the availability of water.

There are a lot of disconnected sidewalks, no room for bikes and pedestrians, and unsafe intersections. Speed is also a big problem along this corridor.

The County's TOD corridor plans have focused on three components – people, buildings, and public space – in terms of implementing recommendations for “big moves” and “quick wins” contained in the Ka'ahumanu Plan. Quick wins were identified to get people excited and develop community champions. These include:

- Collaborating with HHFDC on the Kahului Civic Center affordable housing project;
- Branding to identify certain areas. It helps to bring the community together;
- Turning Kanaloa Avenue into a Complete Street;
- Joining in ongoing efforts to accomplish the current goals/objectives of the TOD corridor;
- Adding five bus stops along Ka'ahumanu Avenue;
- Developing a “fun” crosswalk on Baldwin Avenue to increase safety awareness;

The Ka'ahumanu area contains some of the densest neighborhoods on the island because of the medical facilities and university nearby. During the study, they heard from a lot of nurses and students living within a five-to-ten minute walk from their respective destinations. These people commented that they would take the bus or ride their bicycles if it was safer and more convenient.

- Big moves: Corridor-wide
  - Linking neighborhoods and key destinations.
  - Making Ka'ahumanu Avenue more of a welcoming place. They need to slow traffic down and make it more pedestrian and bike friendly.
- Big moves: People
  - Kahului: Some of the work going on right now on Kane and Vevau Streets (Kahului Civic Center) will link the transit hub and Queen Ka'ahumanu Avenue.
  - Wailuku also has their arts district. In the future, they want to create more of a night life and events by having more lighting and sidewalks to increase safety.

- Big moves: Buildings
  - Lots of housing is going to be built in the area, so it is important to make the area more desirable with a focus on mixed-use with buildings closer to the street, retail located on the ground floors, and offices/housing on top. It is important to create a destination where people can do multiple things, like eat, shop, etc.
- Big moves: Public space
  - One way to get people to walk is to make the pedestrian experience pleasing and interesting. They are looking at opening up portions of public space so that it can be seen from Ka'ahumanu Avenue.
  - On Wells Street and Downtown Wailuku, they are going to be working on connecting the sidewalks and completing the connectivity in the area.
  - They are looking to increase the connectivity between Wailuku and Kahului. DOT owns many easements in the area, so they are speaking to them about installing larger multi-use paths.
  - Bus stops will be installed in front of Maui Community College, Kaiser Medical Center, and other areas.

One of the keys to the TOD action plan is implementing through investment. Nelson Nygaard showed them what it means to invest in transit-oriented communities and getting more pedestrian/bicycle/bus benefits versus auto-oriented improvements. One of the challenges is to educate the community and especially leaders in government.

The big question is who is going to implement this overall and who is taking the lead? They need a leader or lead agency who will take charge and coordinate all of these efforts.

Eaton pointed out that the community is now expecting important components of TOC like sidewalks and bus stops.

The Ka'ahumanu Avenue Community Corridor Draft Action Plan was completed in March 2022 and is posted online. They are taking parts of it into the County budget process and adding it to their community plans. Electric vehicles (EV) are part of the action plan and now community plans. The County has made it a policy that EV stations are located at Chapter 201H and workforce housing projects. They are also updating the zoning code, which will have an EV station component.

Question and Answer:

- Representative Nakamura: Who in county government is responsible for implementation of the plan, or does a new entity need to be created? A lot of TOD projects will have similar question, so this matter needs to be explored further.
- Eaton agreed. The Maui County Council Transportation and Infrastructure Committee is aware of this issue. Committee Chair Yuki Lei Sugimura agrees and acknowledges that additional support will be needed. They have also worked with the Maui Metropolitan Planning Organization (Maui MPO) on how to best address this. In addition, she said the TOD Infrastructure Financing Study is critical. The County will be interested in the Study's outcome because of the funding/financing aspects. TOD is valuable because it is seen as a mechanism to implement many of the County plans.
- Representative Nakamura: Elected officials will be in office for a limited time while TOD requires long-term implementation with different projects and partnerships along the way. This needs to be discussed further.

- Eaton said this needs to be institutionalized since implementation will take longer than a 2 to 4-year term.

5. **Projects Proposed for Inclusion in the State TOD Strategic Plan**

Ruby Edwards explained that State TOD Strategic Plan is intended to be a living document, created in 2017 and updated in 2018. It provides a framework for planning, coordinating, and collaborating between the State and county on TOD initiatives statewide. The plan contains key TOD projects that each agency intends to implement. Currently, OPSD is monitoring over 60 projects. Projects requesting State TOD CIP planning grants need to be included in the State TOD Strategic Plan in order to receive funds. The following projects are proposed for inclusion in the TOD Strategic Plan.

a. **Kīlauea Town Affordable Housing; County of Kaua'i**

Adam Roversi explained that the Kīlauea Town Affordable Housing Project involves developing a master plan for a 50-acre site primarily for affordable housing and other community needs. Kīlauea Town is the largest working-class residential area on the northshore of Kaua'i. The County of Kaua'i Housing Agency is in the process of acquiring two undeveloped parcels adjacent to the town core. They already own the roadway lot that connects the properties from the highway to the commercial center. The existing area is a mixed-use neighborhood with a grocery store, medical offices, retail, county park and gymnasium, and a post office. It also has a bus hub. The roadway lot is designated as a new access road on the county general and town plans. It will connect the highway to the commercial area and Kīlauea Lighthouse and serve as a connector to the community center and farmers market across the highway. Part of the redevelopment will also include a walking path from the town core through the new parcels to the beach. The Kaua'i General Plan supports 200-240 additional housing units with improved pedestrian and bicycle routes. One of the goals of the General Plan was to focus development and reduce sprawl into existing agricultural land.

b. **State Kailua-Kona Civic Center; Department of Accounting and General Services**

David DePonte explained that the Kailua-Kona Civic Center would provide about 65,000 gross square feet of offices and parking consolidating many of the current leased office spaces. Between Kailua-Kona to the Kealahou area, they have about 15 leases totaling 35,000 square feet of offices space. This costs the State approximately \$1 million annually. In fact, thirteen of them are spread across seven miles. With many of these offices in one building, it would co-locate their services and offer a one-stop location for the public. They are planning to work with the County of Hawai'i Mass Transit Agency to see if the Kailua-Kona Civic Center can be located adjacent to their future transit hub. This could reduce parking needs for the community and State workforce by utilizing public transit.

Question and Answer:

- Heidi Hansen Smith asked where DAGS is planning to site the new office building.
- Chris Kinimaka responded that this is part of the scope with the County of Hawai'i to identify possible locations. They want to work closely with them so that Kailua-Kona Civic Center and Kailua-Kona Transit Hub are co-located to benefit each other.
- Senator Lee requested that EV charging capacity to be considered and federal funds should be explored to help fund it.

- c. **East Kapolei TOD Parking Infrastructure; Hawai'i Community Development Authority**  
Garet Sasaki reported that HCDA has identified parking resources as a critical infrastructure need necessary to maximize the potential of TOD in the East Kapolei Special District. The development of a parking infrastructure plan would benefit State, City, and private stakeholders with their master planning. One of the components of the study would be to look at different types of high-capacity and high-efficiency parking options. The project timeline is about 18 months.

Question and Answer:

- Kiana Otsuka asked if HCDA identified the parking infrastructure plan as a priority and need and asked to be directed to any resource(s) or numbers on how the need was identified. Sasaki said he will get back to her on her question.
- Rue said he generally supports studying parking needs as it supports TOD in the area, but he has not heard of this proposal being discussed. He asked whether HCDA had spoken to the City Department of Transportation Services (DTS) or the Honolulu Authority for Rapid Transportation (HART). The City and State agencies should be consulted because they have already done years of work on transit and TOD planning in support of transit. There are preliminary concepts for the transit centers and parking garages, typically referred to as transit hubs or multimodal transit centers. A parking study could look at all of these options and the ability to connect to different transportation modes. He asked that DPP, DTS, and HART be involved with the project. Sasaki replied that HCDA's CIP director had some preliminary discussions with the agencies since they are identified as stakeholders in the project.
- Senator Lee echoed Rue's comments, observing that this is part of the discussion on the cost of transportation. He wants to make sure Hawai'i is not over-building parking when alternate modes are available. Parking can add unnecessary costs. He would like to see EV charging stations considered in any parking proposals.

**Action:** Council approval to accept the new TOD project(s) for inclusion in the TOD Strategic Plan.

Representative Nakamura moved to accept the three projects in the State TOD Strategic Plan and Senator Lee seconded it. The motion was approved.

6. **FY23 Statewide TOD CIP Planning Funds (Act 248, SLH 2022)**  
Projects Selected for Funding; Project Presentations

Evans thanked the State Senate and House of Representatives for approving a new round of TOD CIP Planning Funds for FY23. OPSD issued an RFP, held county informational meetings, and received applications in early August. As in prior years, the total amount requested by applicants exceeded the amount of funds that were available. The evaluation team had to reduce the amount of funds awarded to the selected projects. The following projects were selected for funding:

- **Kamehameha- Ka'ahumanu Homes Redevelopment, HPHA; \$350,000**  
Kevin Auger explained that the award will help them with the master planning process on the redevelopment project including preliminary master planning, utility availability, overall density determination, environmental review, and potential programming. Both parcels are listed in the State TOD Strategic Plan. The properties are adjacent and contiguous, occupying over 23 acres, and are less than ½ mile from two planned rail stations. Several public schools, a public library,

and Kalakaua Recreational Center are located within a short walking distance. The Kamehameha Homes Project was originally constructed in 1939 and rebuilt in 1997. The Ka'ahumanu Homes Project was built 1958 and renovated in 1994. They are good candidates for redevelopment because they have exceeded or are approaching the end of their useful lives. The project gives them an opportunity to offer more housing at the currently underutilized sites and deliver substantially more affordable housing units, including one-for-one replacement of public housing units. This site can easily accommodate 1,300 - 1,500 units with retail and other types of mixed-uses. HPHA is interested in partnering with its sister agencies, the City, and other community stakeholders.

- **UH West O'ahu University District (Non-Campus) Lands Feasibility Study, UH System; \$250,000**

Michael Shibata shared that UH-West O'ahu is currently in the process of updating its Long-Range Development Plan (LRDP) for the campus and non-campus lands, which includes master planning and engineering work. They are also updating their urban design plan and preparing a market study for the University District Lands that are intended to compliment the feasibility study. The overall scope will include the preparation of two development scenarios and a financial performance. This will lead to a preferred development plan concept and final summary report. It will serve as a guide for TOD opportunities and identify potential phasing, timing, investments needed in key infrastructure to support future development, and potential long-term revenue generating uses. The end goal is to help the university with future growth and delivery of new housing in compact, mixed-use development.

- **Kailua-Kona Transit Hub Planning, COH Mass Transit Agency with DAGS; \$400,000**

John Andoh said this effort is based on the Transit and Multi-Modal Transportation Master Plan adopted in 2018. They are currently working on an update to include a hub-and-spoke system around the island, rebuilding ridership, and implementing multimodal opportunities to better connect transit with the community. As part of the project, they are planning to do a site review of multiple locations and, along with DAGS, do an assessment of how the State Kailua-Kona Civic Center could be co-located with the transit hub. The project will identify three preferred sites, provide 30 percent design, conduct an environmental review, and hold public meetings. Also, they are interested in locating a transit base yard nearby. David DePonte showed possible vacant State lands that could be used for both facilities. As mentioned in State Kailua-Kona Civic Center presentation earlier, DAGS would like to consolidate many of the State office spaces leased along the Kona coastline. The transit routes are currently "hubbing" at the Kona Commons Target location where riders can connect to other locations. These will eventually hub at this new transit hub. They see this as excellent opportunity for transit riders to use the hub/civic center to access State services. In addition, there is a potential for employees who work there to utilize Hele-On as a means to get to and from work. They want to design it to encourage people to use transit and other multi-modal opportunities.

- **Waimea 400 Affordable Housing Master Plan, COK Housing Agency; \$425,000**

Adam Roversi said the County of Kaua'i recently acquired the 400-acre parcel primarily to provide affordable housing. The Planning Department has already conducted a six-month master planning process. Approximately 42 acres is currently designated for housing. This project entails taking a more detailed master planning process including the necessary pre-development work such as environmental assessment, cultural studies, traffic studies, preliminary design plans, etc. It is estimated that the site will construct approximately 200

single and multi-family units. The area is next to the Waimea Middle School, Waimea Athletic Park, 32 Habitat for Humanity single family homes, and a hospital. When built, it will connect Waimea and Kekaha with a multi-use path. The highway has no pedestrian access nor safe bike routes. In addition, it will connect the school, bus infrastructure, and town core in a pedestrian friendly way. The goal of the master planning process is to make it “shovel ready” when future funding becomes available.

- **Kīlauea Town Affordable Housing Master Plan, COK Housing Agency; \$375,000**  
(Project was presented earlier under Agenda item #5a Projects Proposed for Inclusion in the State TOD Strategic Plan)

7. **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.*

Iseri-Matsubara 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—Hawai'i  
HPHA**

- **Lanakila Homes/Complete Streets/Multi-Modal Improvements**  
Auger reported that the contract has been awarded and notice to proceed has been issued. They just had their initial kickoff meeting on September 8, 2022.
- **Pāhoa Transit Hub**  
Andoh said that they asked SSFM to start the planning work. Also, a workplan has been submitted to the parties. They are beginning to create a framework for the outreach and review of the sites.
- **Ka Hui Na Koa Kawili Affordable Housing**  
Iseri-Matsubara noted that the financial close of the project is probably going to be in October 2022.

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

- **Līhu'e Old Police Station/Civic Center TOD Proof of Concept**  
Kinimaka stated that the project is still in its initial phases.
- **Pua Loke Affordable Housing**  
Roversi reported that the project was completed some time ago and has been fully occupied for about a year providing 53 workforce housing units.
- **Lima Ola Workforce Housing Development**  
Roversi explained they have completed phase 1 infrastructure. It will provide 155 affordable housing units (111 multifamily rental and 38 for sale). RFPs have been published for all of the multi-family lots and development rights awarded for three

projects. One is going to be a 40-unit senior housing project which will be developed by the Ahe Group. Building permits have been submitted and groundbreaking is expected to be by the end of 2022/early 2023. Another is a 45-unit workforce housing rental project. Both developments will have the same developer and schedule. The County of Kaua'i is going to be developing a 26-unit supportive, rental housing project utilizing the State 'Ohana Zone Program. This will house homeless individuals with onsite supportive services. They are hoping to publish a RFP to construct 38 single family homes to close out phase 1. In addition, Roversi has submitted permits to build a community center and public park which will serve current and future phases. They are planning to issue the notice to proceed for construction and engineering drawing for phase 2.

- Mahelona State Hospital/TOD Master Plan  
Roversi said the master planning process is still ongoing. The environmental work will begin after the master plan is completed.
- c. State and County Projects—Maui
  - West Maui TOD Corridor Plan  
Eaton reported that they are well-underway with the project.
- d. State and County Projects—O'ahu  
DHHL
  - Ka'uluokaha'i Increment II-A, Multi-Family/Commercial  
Darrell Ing reported that the RFP is scheduled to go out in late 2022 to develop a 130-unit, single-family residential project. The contract was awarded, but they are waiting for the certification by DAGS. The TOD Project is still on hold. They have to resolve some issues with the Land Court and expired Abutilon preservation plan.

#### UH

- UH West O'ahu University District  
Shibata said Bonnie Arakawa is working on the Urban Design Plan Update project. They are finalizing terms with the consultant.

#### DLNR

- East Kapolei Master Development Plan  
Iseri-Matsubara stated that a draft EISPN was supposed to have been issued a month ago. Also, she asked if the request to release funds was approved by the Governor. She asked if OPSD can follow up with DLNR on these items.

#### HPHA

- Pu'uwai Momi/Conceptual Master Plan  
Iseri-Matsubara asked about the status of their 2021 TOD CIP Award considering the recent decision. Edwards explained that the award is still active, but OPSD needs to discuss with HPHA on how they wish to proceed.

#### HHFDC

- 690 Pohukaina  
Dean Minakami announced that Highridge Costa was selected by the HHFDC Board for the project, which will provide 631 units for households earning 30 to 120 percent AMI.

- Iwilei-Kapālama Infrastructure Master Plan  
Minakami said the draft master plan was completed, but they are still waiting for comments from the City. They are hoping to finalize it soon.
- Liliha Civic Center Mixed-Use  
Minakami reported that this is a collaboration between DAGS and HHFDC. The master plan is mostly complete and the EISPN was published earlier this year. A consolidated master plan combining both Iwilei-Kapālama Infrastructure and Liliha Civic Center Master Plans will be published at the same time.
- Alder Street Affordable Rental Housing/Juvenile Service Center (Hale Kalele)  
Minakami mentioned that HHFDC has executed a lease for the Judiciary for the Juvenile Service Center portion.

City

- Iwilei-Kapālama Infrastructure Master Plan  
Rue noted that they are working to finalize the comments on the draft.

8. Announcements

- Evans announced that OPSD will email all of the TOD Council agency representatives to ask for their update of the project information in the TOD Project Fact Sheets and in Appendix A in late October. The Appendix A project table is included in the TOD Council Annual Report to the Legislature and public. OPSD staff notes the changes when it is provided to the Council, but would like to be sure that it is as up-to-date as possible before the Annual Report is finalized. The updated TOD Project Fact Sheets will be appended to the TOD Strategic Plan posted at the TOD Council webpage, so that they accurately reflect the status of projects.
- Next meeting and preliminary agenda items are:  
November 18, 2022
  - Presentations by Counties of Kaua'i and Hawai'i
  - Action: Draft Annual Report review and acceptance
  - Action: Delegation of Testimony Authority to Co-Chairs for the 2023 Legislative Session
  - Possible CIP Budget Items for FY 2024

January 20, 2023

- TOD-Related Legislative Proposals and Other TOD Project CIP Requests for 2023 Legislative Session
- Standing Reports

9. Adjournment

There being no further business, the meeting was adjourned at 11:35 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: Adam Roversi, COK  
Alan Clinton, COK  
Allison Rettig, COK  
Andrew Tang, HPHA  
Carly Ayukawa, Hawai'i State Energy Office (HSEO)  
Charlyn Ontai, HCDA  
Cyrene Farrar, HSEO  
David Arakawa, Land Use Research Foundation (LURF)  
David Kobayashi, OPSD  
Derek Wong, DLNR  
Franz Krainz, City DPP  
Garet Sasaki, HCDA  
Harry Yada, COH Office of Housing and Community Development  
Kaitlin Pollman, DOH  
Kaleo Chang  
Katy Pacheco, Office of Representative David Tarnas  
Katia Balassiano, City DPP  
Kevin Auger, HPHA  
Kiana Otsuka, HSEO  
Lia Kamana  
Malia McDonald  
Mike Nishimura, Bowers and Kubota  
Megumi Nakayama, OPSD  
Nancy McPherson, DHHL  
Nathalie Razo, PBR Hawai'i  
Nickie Shintani  
Tim Streitz, City DPP  
Tommy Hua