

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 53
Friday, November 18, 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 Denise Iseri-Matsubara, 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 Service (DHS) Russell Tsuji, Department of Land and Natural Resources (DLNR) David Rodriguez, Department of Transportation (DOT) John Fink, Stadium Authority (SA) 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) Zendo Kern, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, County of Maui (COM) Cathy Camp, Business Representative Kevin Carney, Housing Advocate
Members/ Designees Excused:	Keith Hayashi, Department of Education (DOE) Max Otani, Department of Public Safety (PSD) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Laura Kodama, Developer Representative Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex- officio)
Other Designees/ Alternates Present:	Katia Balassiano, OPSD Dean Minakami, HHFDC David DePonte, DAGS Ian Hirokawa, DLNR Natasha Soriano, COH John Andoh, COH
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Aaron Setogawa, OPSD

1. **Call to Order and Roll Call**

Mary Alice Evans, Co-chair, called the meeting to order at 9:35 a.m.

2. **Approval of Minutes of September 9, 2022 Meeting**

It was moved by Cathy Camp, seconded by Zendo Kern, and meeting minutes were approved as circulated.

3. **TOD Council 2022 Annual Report to the 2023 Legislature**

Action: Council approval of the Annual Report for transmittal as amended by member comments/revisions

It was moved by Kern, seconded by Chris Kinimaka, and the draft 2022 TOD Council Annual Report, pending further revisions, was approved as circulated. It was noted that Kinimaka and Wayne Takara submitted comments/corrections prior to the meeting.

4. **Delegation of Legislative Testimony Authority to Co-Chairs**

Action: Council approval of delegation to Co-Chairs

Evans reviewed the reasons for needing the Delegation of Legislative Testimony Authority to Co-Chairs, functions, proposed positions, and reporting requirements. It was moved by Harrison Rue, seconded by Heidi Hansen Smith and the Delegation of Legislative Testimony Authority to Co-Chairs was adopted as circulated.

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

- a. Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment, Kalihi, Oahu, Hawai'i Public Housing Authority (HPHA)

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

Kevin Auger explained that HPHA entered into a public-private partnership with The Michael's Organization in 2011 to do a comprehensive revitalization of the Kuhio Park Terrace property. The 22-acre parcel is located .6 miles from the Kalihi Transit Center. In Phase 1, the two large residential towers were sold to The Michael's Organization with a ground lease and went through \$125 million in renovations. It was the first RAD conversion completed in Hawaii. Phase 2 will focus on the Kūhiō Park Terrace Low-Rises and Kūhiō Homes. These two properties are on 10 acres and provide 176 units built about 70 years ago. The Michael's Organization is the master developer. The redevelopment is guided by a transformation plan completed in 2014. Once completed, it is expected to provide 650 units including the replacement of the original units. Construction should take 6-8 years over several phases and is expected to start in 2024. Sewer and water are available. The 201H application was approved in November 2022. Building permit applications have been submitted.

It was moved by Rue and seconded by Camp to include Kūhiō Park Terrace Low-Rises and Kūhiō Homes Redevelopment as a TOD project in the TOD Strategic Plan. In response to a question from Russell Tsuji, Auger said that HPHA has inventory available to accommodate tenants who are displaced while the renovations are taking place. A relocation consultant recently met with current tenants to discuss the project.

The motion to include the Project in the TOD Strategic Plan was approved.

b. Other changes for HPHA Projects in TOD Strategic Plan

Auger explained that HPHA will be combining the adjacent Kamehameha and Ka'ahumanu Homes Projects, which are currently listed as two separate projects in the Strategic Plan, into one TOD project since the redevelopment will be done as a single project. He also announced that the Waipahu I and Waipahu II TOD Projects will be removed since it will be difficult to get additional density at the two sites and any improvements are far off in the future.

6. **Informational Presentations**

a. County of Kaua'i TOD/Housing/Growth Strategy

*A presentation on County of Kaua'i plans for integrating transit, housing, and growth
Speakers: Jodi Higuchi Sayegusa, County of Kaua'i, Planning Department; Alan Clinton,
County of Kaua'i, Planning Department; Adam Roversi, County of Kaua'i, Kaua'i Housing
Agency*

Jodi Higuchi Sayegusa explained that County of Kaua'i is in the process of implementing their general plan that was approved in 2018. She provided an overview of policies that included smart growth and multi-modal transportation in support of TOD. Kauai's population is expected to grow by 1 percent each year and will reach 88,000 residents by 2035.

In order to implement the revised General Plan, Kaua'i is updating various community plans. The Long-Range Division completed the West Kauai Community Plan in 2020. The East Kauai Development Plan will be next. The General Plan focuses 50 percent of Kaua'i's future growth into the Lihue area. The Lihue Town Core Urban Design Plan supports infill development and prioritizes walkable and bicycle friendly neighborhood. Four special planning areas have been adopted as overlays to existing zoning to support infill, mixed-use development in the Town Core. The South Kauai and West Kauai Community Plans adopted form-based codes and special planning areas. Higuchi-Sayegusa went over a number of additional measures intended to help implement the County's general and community plans as well as preserve the form and character of plantation villages and homes.

Alan Clinton provided a general overview of the Lihue Town Core Pilot Area and Lihue Civic Center Mobility Plan efforts. For rural TOD, the focus is on infill development, co-location, transit/micro-mobility options, and bus transit facility improvements. Much of the work completed so far has come from a TIGER Grant the County received in 2015.

Adam Roversi explained that the Kaua'i Housing Agency (KHA) has transitioned to taking on larger scale development and partnering with other groups. The County has launched a Private Activity Bond Pilot Program and have elected to keep their annual allocation. It will be used to fund the infrastructure at the County-sponsored Lima Ola Affordable Housing Project. He shared updates on the following TOD projects.

- Pua Loke Affordable Housing (Hā'upu View) – 53-unit workforce housing project. Completed and fully leased out in 2021.

- Koa'e (Makana) Workforce Housing Development – 134 workforce affordable units. Located near Poipu on a major bus route. Completed and fully leased out in 2020.
- Lima Ola Workforce Housing Development – 75-acre development in Eleele. Completed Phase 1 infrastructure work in January 2022. 155 single and multi-family housing units. 100 percent affordable - 26 units for supportive housing for homeless households, 45 units for workforce rentals, and 40 units for senior rentals. 38 units will be for sale homes for 120 percent of median income. They are breaking ground in early 2023 and will be issuing Notice to Proceed on Phase 2 to develop construction and engineering plans. It should provide another 120 units. Expected to build 600 new homes at total buildout.
- Waimea 400 – The Kauai Housing Agency is finalizing a pre-development contract with funds from the TOD CIP Planning Grant for the 32-acre portion. The vision is to provide a mix of about 200 single and multi-family housing units.
- Kilauea Town Expansion– They are working on acquiring two adjacent lots totaling 50 acres next to Kilauea Town Core. County already has ownership of the property surrounding the lots which will be used for a road. Park and Ride is located across the main highway. Area will be connected via bike and pedestrian access. Also, received TOD CIP Planning Grant. They expect to provide 300 housing units.

Roversi cited challenges the County is facing in implementing their housing and growth strategy including litigation regarding water infrastructure, internal and external coordination in obtaining and use of federal funding, and coordination with other agencies that provide critical infrastructure, such as roads, wastewater, and water.

b. County of Hawai'i TOD/Housing/Growth Strategy

A presentation on County of Hawai'i plans for integrating transit, housing, and growth

Speakers: Zendo Kern, County of Hawai'i, Planning Department; Harry Yada, County of Hawai'i, Office of Housing and Community Development; John Andoh, County of Hawai'i, Mass Transit Agency

Kern pointed out that the County of Hawai'i shares similar challenges as other rural counties, such as lack of revenue and infrastructure, availability of water in specific areas, and rising overall costs. Many of the County's urban growth areas are far from job centers. Using the limited infrastructure to address a combination of transit and housing needs is one solution. Their bonding capacity is limited because most of the funds are being used to address deferred maintenance. Directing growth to certain areas is often difficult because the infrastructure is insufficient.

The County is in the process of updating their General Plan to address the challenges they are facing and develop a better growth strategy. It will be more comprehensive and include many of the TOD principles. The goal is to establish urban growth boundaries. Since some of areas are very large, infrastructure projects will be prioritized to focus growth in specific areas. The Kona Community Development Plan includes TOD principles. The County also began working on updates to the County subdivision and zoning codes. Their goal is to have it ready for the County Council at the beginning of 2024.

John Andoh explained that the Transit and Multi-Modal Transportation Master Plan was approved in 2018 and updated in August 2022. It set the framework for rebuilding the Hele-On system linking public transportation to multi-modal transportation. The Master Plan recommended new transit hubs

at Pāhoa, Kailua-Kona, Kea‘au, Waimea, Prince Kūhiō Plaza, Ocean View, Honoka‘a, Waikoloa, and Mo‘oheau (Bus Terminal). Planning has begun for transit hubs in Pāhoa and Kailua-Kona.

Pahoa Transit Hub will be co-located with a State library. The consultants are working on a conceptual site plan and site selection report. All of the funding for planning is secured. The land purchase is budgeted in the County’s CIP Program. The Kailua-Kona Transit Hub will be co-located with the proposed State Kailua-Kona Civic Center and possibly a transit baseyard.

While Kailua-Kona is a top priority, Harry Yada presented that the County is also focused on Hilo and Waikoloa for affordable housing projects. There are a significant number of housing projects in these areas including several of which are or connected to TOD Projects in the TOD Strategic Plan, including Kūkuiola and Village 9 Affordable Housing, Kamakana Villages Senior/Low Income Housing, and Ka Hui Nā Koa ‘O Kawili Affordable Housing (Hale Nā Koa ‘O Hanakahi). He provided the following updates:

- Kūkuiola and Village 9 Affordable Housing – County created the Kūkuiola Emergency Shelter and Kūkuiola Permanent Supportive Housing on their portion of the project. The County has \$10 million in federal funds and will be breaking ground soon. The vertical development is in the planning phase.
- Kamakana Villages Senior/Low Income Housing – Waiting on potable water.
- Ka Hui Nā Koa ‘O Kawili Affordable Housing (Hale Nā Koa ‘O Hanakahi Affordable Housing) – 91 units with preference for veterans and their spouses. The project received all of its funding and permits. Construction is expected to start in November 2022.

Yada also mentioned the Ane Keohokālōle Highway as one of the pilot areas for the TOD Infrastructure Financing Study.

7. **Standing Report—Agency Updates on TOD Projects in 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.

a. State and County Projects—O‘ahu
DHHL

- Ka‘uluokaha’i Increment II-A, Multi-Family/Commercial
Darrell Ing reported that they are trying to resolve the abutition and Land Court issues. If these are worked out, they intend to issue an RFP in 2023.

UH-West O‘ahu, University District

- Denise Iseri-Matsubara asked OPSD to follow-up on project status.

HPHA

Mayor Wright Homes

- Auger mentioned that the RFQ should be issued in the first quarter of 2023.

HHFDC

690 Pohukaina (Pohukaina Commons)

- Iseri-Matsubara said that the board approved funding in November 2022 and the development agreement is in negotiations.

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Pohukaina Elementary School

- Iseri-Matsubara requested that OPSD remove the language, “HHFDC is interviewing developers,” from the Project Status table.

b. State and County Projects—Kaua'i

No further updates.

c. State and County Projects—Hawai'i

HHFDC

Kamakana Villages Senior/Low Income Housing

- Iseri-Matsubara commented that future development is stalled due to Commission on Water Resource Management well permit policy.

d. State and County Projects—Maui

HHDFC

Kahului Civic Center Mixed-Use Complex

- Iseri-Matsubara said that the issuance of the RFP is delayed pending State Historic Preservation Division and County CRC review.

8. Announcements

Evans announced that travel for Neighbor Island designees to attend TOD Council meetings in person is being suspended temporarily. She reminded everyone that TOD Project Fact Sheets are due on Monday, December 5, 2022. She reviewed the following meeting announcements.

a. Next Meeting and Preliminary Agenda Items for Future Meetings

i. Dec 2022 No Meeting – Holiday Break

ii. Jan 20, 2023 Presentation: TBD
TOD-Related Legislative Proposals and Other TOD CIP
Requests for 2023 Legislative Session
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*

iii. Feb 17, 2023 Presentation: TBD
TOD-Related Legislative Proposals and Other TOD Project CIP
Requests for 2023 Legislative Session
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*

b. The 2023 TOD Council Meeting Calendar is posted and in the meeting materials.

9. Adjournment

There being no further business, the meeting was adjourned at 11:37 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 Housing Agency
Alan Clinton, COK Planning Department
Dave Derrig, AECOM
David Arakawa, Land Use Research Foundation (LURF)
Derek Wong, DLNR
Dean Watase, HHFDC
Franz Krainz, City Department of Planning and Permitting (DPP)
Garet Sasaki, HCDA
Harry Yada, COH Office of Housing and Community Development
Mark Hakoda, HCDA
Karen Sendon, EAH Housing
Katie Rooney, Ulupono Initiative
Kevin Auger, HPHA
Lauren Yasaka, DLNR
Lily Zheng, Oahu Transportation Planning Organization (OMPO)
Marie Williams, COK Planning Department
Nancy McPherson, DHHL
Nicolas Ayabe, HPHA
Randy Chu, HHFDC
Vic Frankenthaler