

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 63**  
**Friday, April 19, 2024**  
**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**

[https://files.hawaii.gov/dbedt/op/lud/20240419TODMtg/GMT20240419-193431\\_VideoRecording\\_3840x2160.mp4](https://files.hawaii.gov/dbedt/op/lud/20240419TODMtg/GMT20240419-193431_VideoRecording_3840x2160.mp4)

Members/ Designees Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair  Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Gordon Wood, Department of Accounting and General Services (DAGS)  Nancy McPherson, Department of Hawaiian Home Lands (DHHL)  Lola Irwin, 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 Corrections and Rehabilitation (DCR)  Ryan Tam, Hawai'i Community Development Agency (HCDA)  John Fink, Stadium Authority (SA)  Michael Shibata, University of Hawai'i (UH)  Tim Streit, City and County of Honolulu (City)  April Surprenant, County of Hawai'i (COH)  Jodi Higuchi Sayegusa, County of Kaua'i (COK)  Pam Eaton, County of Maui (COM)  Cathy Camp, Central Pacific Bank, Business Representative  Kevin Carney, Affordable Housing Connections LLC, Housing Advocate  Laura Kodama, Castle and Cooke, Developer Representative  Ramona Mullahey, U.S. Housing &amp; Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Brooke Wilson, Office of the Governor  Keith Hayashi, Department of Education (DOE)  Ed Sniffen, Department of Transportation (DOT)  Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)  Representative Luke Evslin, House of Representatives  Senator Chris Lee, State Senate</p>
Other Designees/ Alternates Present:	<p>Katia Balassiano, OPSD  Harrison Rue, OPSD  Randy Chu, HHFDC  Natasha Soriano, COH  David Yamashita, COM  Scott Forsythe, COM</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD  Carl Miura, OPSD  Brandon Soo, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:34 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. Katia Balassiano announced that Harrison Rue is retiring at the end of April 2024. She thanked him for his long, dedicated service in the private and public sectors to advance TOD statewide. His plans are to remain in Hawai‘i after devoting time to his family on the mainland.

3. **Review and Approval of Minutes of February 16, 2024 Meeting**

The Department of Corrections and Rehabilitation (DCR) had minor edits to the project titles for the Kaua‘i Community Correctional Center and new West Hawai‘i Jail. The minutes were approved as corrected.

4. **Informational Presentation: Mass Timber (MT)/Cross Laminated Timber (CLT) For Modular, Multi-Family Buildings in Hawai‘i**

Kate Carrigg, WoodWorks Regional Director for Hawai‘i, explained that buildings have been built using light and heavy frame wood construction for over 100 years. Mass timber is one of several types of engineered wood available on the market. Engineered wood generally refers to products that use smaller pieces of wood to create a larger piece like mass timber panels, similar to plywood and oriented-strand board (OSB). Mass timber and cross-laminated timber offer an alternative to fossil fuel-intensive materials for many applications—including high-rises—and can reduce the carbon footprint of the built environment. The product has been used in the United States, Canada, and other parts of the world for various building types including multi-family and mixed-use. In the U.S., 2,035 multi-family, commercial, or institutional mass timber projects were in progress or built as of December 2023.

When using mass timber, everything is prefabricated based on the design. Beams and panels are pre-cut and connectors are preinstalled offsite. This shortens the onsite work in the construction phase in contrast to concrete and light-frame buildings, where the majority of the work is done during construction onsite. This allows a shorter loan period and quicker occupancy of the building. Successful projects have contractors and the trades involved from the beginning in the design phase. In addition, since about 50 percent of owners want the wood to be exposed, it saves costs on labor and materials that go into the finishing. Mass timber has been tested for its disaster resilience as shelters for tornados, earthquakes, blasts, and fire. The new tall wood provision in 2021 International Building Code allows mass timber construction in buildings from 8 to 18 stories tall. Mass timber was used for housing after the 2022 Dixie Fires. This could have similar applications on Maui.

5. **TOD Presentation: West Maui Community Corridor Project**

Pam Eaton, Maui Metropolitan Planning Organization (MPO) Executive Director, explained that the West Maui Community Corridor Project Report provides an important starting point for Maui’s recovery and rebuilding efforts. The project area stretches from Prison Street in Lahaina to Whalers Village at Kā’anapali. This includes the West Maui Greenway, which has now become very important as a possible emergency access route for surrounding neighborhoods. The community would like transit hubs and connectivity to public transit, jobs, and affordable housing. The Nelson|Nygaard team completed several studies including workforce housing needs and availability and market analysis for commercial development. Pioneer Mill, Lahaina Civic Center, and Cannery Mall/Gateway Center were identified as good candidates for a transit hub in West Maui to serve both

tourists and workers. Lahaina Cannery Mall and Gateway Center served as “hubs” after the fires. The study also identified locations for Complete Streets and bus routes, as well as green spaces, commercial areas, and other land uses that could support recovery efforts. The Report has been forwarded to the County administration as a resource to the recovery efforts.

**6. TOD-Related Capital Improvement Project (CIP) Budget Requests for Recommendation to the 2024 Legislature**

Katia Balassiano explained that the TOD Council is charged with reviewing TOD-related CIP budget requests. A letter was sent to the State Legislature in late February recommending funding for various TOD-related CIP items. She noted the meeting materials included documents showing the status of Administration TOD-related CIP projects in House and Senate versions of the budget and other CIP appropriations proposed by legislators. Items of note under consideration by the Legislature include:

Admin Budget:

- DCR - O'ahu Community Correctional Center Plans for Due Diligence and plans for New Facility and New Kaua'i Community Correctional Center
- Office of Planning and Sustainable Development (OPSD) - TOD CIP Planning Funds
- Hawai'i Housing Finance and Development Corporation (HHFDC) - Dwelling Unit Revolving Fund (DURF) and Rental Housing Revolving Fund (RHRF) cash infusions

Non-Admin Budget:

- School Facilities Authority (SFA) - Pahoia Library and Transit Hub Plans and Design
- Hawai'i Community Development Authority (HCDA) - Lihu'e TOD Infrastructure Master Plan
- Kaua'i Department of Water - Kapa'a Homesteads Water Tank Construction and Water Well Development to support Samuel Mahelona Memorial Hospital Redevelopment
- OPSD - Waipahu Civic Center Plans and Design

**7. TOD-Related Legislative Proposals in the 2024 Legislative Session**

Balassiano reported that several bills were introduced having a direct impact on matters that involve the TOD Council. Testimony was submitted through OPSD and other agencies for those that clearly further TOD principles, projects, and goals.

This year's bills included measures that would clarify the use of tax incremental financing (SB 3051/HB 2362; SB 3008), fund infrastructure using the conveyance tax (SB3053/HB2364), and make TIF not count towards a county's debt limit (SB 3052/HB 2363). One bill involves a housekeeping proposal (HB 2365) pertaining to DCR's representation on the TOD Council. SB 1099 (introduced in 2023) clarifies the use of county surcharges on State tax revenues for housing infrastructure.

**8. U.S. Department of Housing and Urban Development (HUD) Briefing on Federal Resources for Greening Affordable Housing**

Ramona Mullahey reminded everyone that the Inflation Reduction Act (IRA) is a once in a lifetime funding opportunity. Agencies were encouraged to apply for assistance with climate resilience, energy efficiency, and other areas where funding is usually limited or non-existent. Tax credits, rebates, grants, and loans are also available.

The IRA and Bipartisan Infrastructure Law require conformance with “Justice 40,” meaning at least 40 percent of overall benefits need to be invested in disadvantaged communities. Some of the features include:

- Bonus funds/points for investments in affordable housing and in projects that serve low-income populations.
- Large set asides for communities at high risk due to climate change.

The “Build for the Future: HUD Exchange” website includes a navigator that assists with funding for climate change, community resilience, and climate action. The site is updated constantly with new information. HUD has created topical handouts on energy efficiency, solar, building standards, benchmarking, resilience, and workforce development.

9. **TOD East Kapolei Infrastructure Implementation Master Plan Update**

Harrison Rue reported that Jacobs Engineering was selected to lead the project. They are starting to work on existing conditions and future build out assumptions. Funding was appropriated to HCDA by the Legislature and HCDA and OPSD executed an agreement to have OPSD be the project manager for the master plan effort. There are three major State landholding partners in the area – University of Hawai‘i (UH), Department of Land and Natural Resources (DLNR), and Department of Hawaiian Home Lands (DHHL).

10. **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. Note that this is ‘opt-in’ for those agencies that have activities to report.*

a. **State and County Projects—O‘ahu**

- DHHL: Kauluokahai Increment II-A, Multi-Family/Commercial  
Nancy McPherson reported that the development team is looking into higher density and mixed-use development near the Skyline station in East Kapolei. They are coordinating with OPSD on the TOD East Kapolei Infrastructure Implementation Master Plan.
- UH: UH-West O‘ahu TOD Infrastructure  
Michael Shibata said that UH Board of Regents authorized UH to enter into a MOA with HHFDC and HCDA to redevelop the 20-acre parcel for mixed-use housing. HCDA started the procurement process for the \$35 million to build infrastructure for roadways.
- HCDA: Iwilei-Kapālama TOD Infrastructure Design and Construction  
Ryan Tam announced that procurement was awarded this past week.
- DLNR: East Kapolei Master Development Plan, Urban Design Plan  
Ian Hirokawa said the draft urban design plan is being reviewed and hopes to finalize it soon. They will need to republish the EISPN again. Several TMKs were omitted when it was initially done. This is not expected to delay the EIS or change the project

- **HPHA: Mayor Wright Homes Redevelopment**  
Andrew Tang reported that they applied for Low Income Housing Tax Credit (LITHC) funding. They are working on getting the entitlements for Phase 1.
- **HPHA: Ka'ahumanu Homes**  
HPHA is close to securing a consultant to work on the master plan.
- **HPHA: Pu'uwai Momi**  
The project does not have the sewer capacity right now. In the meantime, they will move forward on the master planning knowing that they will need to address this in the future.
- **HPHA: School Street Administrative Offices Redevelopment**  
They started demolition work on the building.
- **HPHA: Kūhiō Park Terrace Low-Rises and Kūhiō Homes**  
The construction documents for Phase 1 are being finalized. They are also working on the relocation plans for their tenants. HPHA is redeveloping the low-rise units with construction expected to start in 2025.
- **DAGS/SA: Aloha Stadium Redevelopment**  
Gordon Wood mentioned that earlier concerns were raised about planned high-rises impacting the security of Pearl Harbor. Navy Region Hawai'i notified them that the development will have no impact on their operations.

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

- **HPHA: Kapa'a Homes**  
Tang mentioned that HPHA applied for LITHC financing earlier this year.
- **COK: Līhu'e Civic Center Redevelopment (Feasibility Study)**  
Jodi Higuchi Sayegusa reported that the project is underway. Opticos is assisting with the preparation of a StoryMap to feature housing product types being considered for the site.
- **COK: Waimea 400 and Kīlauea Town Affordable Housing**  
Higuchi Sayegusa mentioned that Kaua'i Housing Agency is working with OPSD staff on the two projects. The projects are progressing and community meetings are being planned.

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

- **HPHA: Lanakila Homes**  
With a master developer on board, HPHA is planning to do a kickoff in about a month.
- **COH: Pāhoa Transit Hub/Pāhoa Library**  
April Surprenant said that the EA on the master plan is currently open for comments. They just had their first public meeting this past week.

**d. State and County Projects—Maui**

- **HPHA: Kahikili Terrace**  
This project will be pushed back due to the Maui wildfire recovery and uncertainty.

- **COM: Central Maui Transit Hub**  
Scott Forsythe said that the Maui Department of Transportation is expected to receive the Certificate of Occupancy in April 2024 for the Central Maui Transit Hub.

## 11. **Announcements**

### a. **TOD Project Fact Sheet Revisions**

Carl Miura explained that each State TOD Project in the Strategic Plan has a Project Fact Sheet that provides valuable data including location, acres, description, cost, and maps. OPSD is planning to send out current Project Fact Sheets to various agencies next week. He asked them to make any updates, if needed, and send them back to OPSD by Friday, May 31, 2024.

### b. **Next Meeting and Preliminary Agenda Items for Future Meeting**

i. May 2024                      No TOD Council Meeting

ii. June 21, 2024              Presentation: TBD  
Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session  
2024 TOD CIP Planning Grants Announcements (if approved)  
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*  
Hawai'i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, at the Westin Hāpuna Beach Resort

iii. July 19, 2024              Presentation: TBD  
Final Update: TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session  
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*  
Hawai'i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, at the Westin Hāpuna Beach Resort

iv. August 2024                No TOD Council Meeting

### c. **Hawai'i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, at the Westin Hāpuna Beach Resort**

Surprenant announced that County of Hawai'i will be hosting this year's HCPO Conference. A handout was included in the meeting materials. They have four mobile workshops scheduled. She invited everyone to attend and visit the HCPO Conference website for more information.

### d. **Other**

Tim Streitz provided a link for the Kalihi Stakeholder Summit blog. Mpac has a summary providing more information on the event.

## 12. **Adjournment**

There being no further business, the meeting was adjourned at 11:24 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  
Carson Schultz, HPHA  
Chico Figueiredo, Governor's Housing Team  
Chris Kinimaka, SA  
Christopher Delaunay, Pacific Resource Partnership  
Denise Iseri-Matsubara, City Office of Housing  
David Kobayashi, OPSD  
Derek Wong, DLNR  
Garet Sasaki, HCDA  
Jennifer Maydan, COH Planning Department  
Kate Carrigg, WoodWorks  
Katie Rooney, Ulupono Initiative  
Kevin Auger, City Office of Housing  
Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO)  
Mark Hakoda, HCDA  
Lindsay Apperson, Governor's Housing Team  
Michael Imanaka, Alexandar and Baldwin  
Olivia Gurney, Hunt Companies  
Rick Daysog, Governor's Housing Team  
Scott Glenn, Governor's Housing Team  
Senator Chang's Staff  
Susie Fong, US Navy  
Tami Whitney, Governor's Housing Team  
Terea Macomber