

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 64
Friday, June 21, 2024
9:30 a.m.

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/20240621TODMtg/GMT20240621-193347_Recording_3840x2160.mp4

Members/ Designees Present:	Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Scott Glenn, Office of the Governor Gordon Wood, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Russell Tsuji, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Ryan Tam, Hawai'i Community Development Authority (HCDA) John Fink, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Representative Luke Evslin, House of Representatives Senator Chris Lee, State Senate Tim Streit, City and County of Honolulu (City) Scott Forsythe, County of Maui (COM) Cathy 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:	Keith Hayashi, Department of Education (DOE) Ed Sniffen, Department of Transportation (DOT) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Mayor Mitch Roth, County of Hawai'i (COH) Mayor Derek Kawakami, County of Kaua'i (COK) Laura Kodama, Castle and Cooke, Developer Representative
Other Designees/ Alternates Present:	Randy Chu, HHFDC David DePonte, DAGS Ian Hirokawa, DLNR
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

*List of guests is located on the last page of the minutes.

1. Call to Order

Dean Minakami, Co-chair, called the meeting to order at 9:32 a.m.

2. Introduction of Members

Members and guests introduced themselves.

Minakami welcomed and introduced the following new designees to the TOD Council:

- Representative Luke Evslin – House of Representatives
- Scott Glenn – Governor's Office
- Audrey Hidano - Department of Education

He recognized and thanked John Fink for serving on the TOD Council representing the Stadium Authority (SA). His term with the SA ends on June 30, 2024.

3. Review and Approval of Minutes of April 19, 2024 Meeting

The April 19, 2024 meeting minutes were approved as circulated.

4. Informational Presentation: O'ahu Mobility Hub Study

Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO) Senior Transportation Planner, provided background for the Mobility Hub Study. Hawai'i residents have transportation challenges: the cost of owning and operating a car is about \$8,000/year and the drive to work contributes to greenhouse gas emissions, public health problems, and quality of life issues. Leah Laramee, Hawai'i Climate Change Mitigation and Adaptation Commission (State Climate Commission) Coordinator, added that Hawai'i is not on track to meet its renewable energy goals. Transportation is the largest emissions sector, so it is an important area to focus on to meet these goals.

According to the State Climate Commission's Drivers of Vehicle Miles Traveled (VMT) and Priority Reduction Strategies Report, the majority of the driving trips are short and can be converted to other transportation means: under 1 mile (30% of trips) to walking trips; under 3 miles (60%) to bike trips; and under 5 miles to public transit. This only works if residents feel safe and have access to these transportation modes. This is where mobility hubs can help. Mobility hubs co-locate transportation services: linking transit, car share, and bike services at one location to access other destinations using multiple modes. The goal is to make trips more convenient, seamless, and enjoyable for people.

Otsuka explained that the O'ahu Mobility Hub Study focused on identifying State-owned parking lots on O'ahu as potential mobility hub sites. The Study was to:

- Address the mobility, resiliency, equity, climate, and economic needs of the O'ahu's residents; and
- Identify potential sites for mobility hubs as anchors for walkable, mixed-use communities, with a focus on repurposing State-owned parking facilities.

Derek Abe, Alta Planning + Design, Senior Planning Associate, noted that the Study report describes small, medium, and large hub typologies and the features desired in each typology. He then summarized the process for identifying priority sites. They looked at a number of factors to score sites, including a demand index, reduction of vehicles miles traveled, social climate vulnerability index, and equity index. The sites were then ranked high, medium, and low priority and were mapped for the report.

The Study report doesn't commit any site for a mobility hub. Rather, it provides information on need and suitability in terms of which sites might be explored further with interested agencies. Once interested agencies and sites are identified, then project feasibility studies should be pursued, with steps to be taken to assess site location and development potential with respect to potential services, ownership, rights of way, community engagement, etc.

The project was a joint partnership between the State Climate Commission, OMPO, and the Hawai‘i State Energy Office. The full report can be found at https://oahumpo.org/?wpfb_dl=3314.

6. **TOD-Related Legislation in the 2024 Legislative Session**

This item was taken out-of-order. The TOD Council tracks bills and resolutions that could impact the TOD Council and the performance of its duties, as well as TOD implementation as a whole. A full list of bills that were tracked this session is in the meeting materials packet. Legislative recaps were provided by State Representatives Nadine Nakamura and Luke Evslin and State Senator Chris Lee.

Representative Evslin reported on the following bills passed this year:

- SB 3202 requires Counties to allow two Accessory Dwelling Units (ADUs) on all residential lots in urban districts. It also allows two ADUs on those lots within walking distance of a rail station or primary arterial roadways.
- HB 2090 requires Counties to allow residential uses in all commercial areas and to allow adaptive reuse based on the International Building Code (IBC). Counties are prohibited from applying additional parking requirements beyond what is currently required.
- HCR 140 requests OPSD to do a scope of work or request for proposals to come up with a methodology for determining the financial feasibility of the development and different land use patterns. Compared to high density development, low density development can be a draw on resources and does not typically generate the property tax revenues needed to cover infrastructure and ongoing maintenance costs. This study will provide data on the fiscal impact of different density scenarios. In the future, the methodology might be used to assess the fiscal impact of proposed development.

Representative Nakamura noted that additional funding was approved for two new water tanks and wells in Kapa‘a, Kaua‘i for the Samuel Mahelona Memorial Hospital TOD (SMMH) project. The bids came in much higher than originally budgeted. The State approved about \$5 million, and it will be matched by the County. She is hoping that the SMMH TOD EIS will be finished by the time the water improvements are completed.

Senator Lee said he worked with Heidi Hansen Smith to conduct a mobile workshop for housing and transportation stakeholders to examine best practices in other jurisdictions. The group included House and Senate members and representatives from the Department of Health (DOH), Land Use Commission (LUC), Maui and O‘ahu MPOs, and City Department of Transportation Services (DTS). They visited New York City, Copenhagen (Denmark), Malmo (Sweden), and Oslo (Norway). During their visit, they met with elected leaders, planners, project developers, and agency representatives. Their cities and towns face similar challenges to Hawai‘i, but were able to increase housing density without significant land consumption, height, and increase in costs. In some of these cities, 50% of the commute is by public transit or bike. As a result, the residents have significantly reduced their cost of living and traffic-related fatalities, resulting in a higher quality of life in urban areas.

Senator Lee was requested to consider giving a more detailed presentation of the workshop and its findings to the TOD Council.

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

Mary Alice Evans stated that TOD Council is charged with reviewing TOD-related CIP budget requests and making recommendations to the State Legislature for TOD-related CIP items. A spreadsheet of budget requests considered by the Legislature was included in the meeting materials.

Some of the CIP requests funded were:

- Hawai‘i Housing Finance and Development Corporation (HHFDC), cash infusions into the Rental Housing Revolving Fund (RTRF) and Dwelling Unit Revolving Fund Infusion (DURF);
- Department of Corrections and Rehabilitation (DCR), New Kaua‘i Community Correctional Center (KCCC) Design, Permitting, Owners Representation/Construction Management, Kaua‘i; \$20 million;
- Hawai‘i State Public Libraries System (HSPLS)/Department of Accounting and General Services (DAGS), Pāhoa Library and Transit Hub Plans and Design; \$1 million; and
- County of Kaua‘i (COK) Department of Water, \$4.8 million for water tank and well development projects that allow the Samuel Mahelona mixed-use redevelopment plans to move forward. The appropriation will need to be matched with County funds.

Several items that did not get funded include:

- OPSD – Second year funding for State Transit Oriented Development planning, statewide;
- Hawai‘i Community Development Authority (HCDA), Iwilei-Kapālama TOD Infrastructure Design, O‘ahu; and
- Natural Energy Laboratories of Hawaii Authority (NELHA), Potable Water Well Construction, Kailua-Kona, Hawai‘i.

She thanked the Legislature for appropriating the funds given the budgetary impacts of the August 2023 Maui fires.

Representative Nakamura recommended that the focus should be on determining the infrastructure needs around rail stations on O‘ahu and bus stations on the Neighbor Islands to build more affordable housing. Once it is identified, agencies can partner with the Counties to deliver infrastructure, which should bring down the cost of housing. She recommended the TOD Council put together a list of “shovel-ready” projects that the Legislature can consider next session. Evans added that the capacity of existing water and wastewater systems have become an important item as Lahaina rebuilds.

7. Request for Proposals (RFP) for FY2024 Statewide TOD CIP Planning Funds

Ruby Edwards provided background on the TOD CIP Planning Funds, including its funding history, purpose/objectives, and the type of projects funded. The TOD CIP grant program has become a valuable tool for directing and supporting public investment in TOD projects for the creation of affordable housing, mixed-use development, and walkable communities with transit. OPSD is especially interested in funding projects that might not otherwise be funded because they are more

complex involving multiple agencies or innovative or untested approaches or scope, like co-location of facilities.

Since 2016, \$9 million funds have been appropriated with \$13 million in grant requests received. Fourteen state and county agencies have received funding for 22 TOD projects statewide. This year \$1 million is available from last year's \$2 million appropriation. Informational meetings for State and County agencies are scheduled for the week of June 24-28 to answer questions and float project proposals. Proposals are due to OPSD by August 23, 2024. If the project is not in the TOD Strategic Plan, the TOD Council will need to approve inclusion of the project in the TOD Strategic Plan prior to the award of funds. Any action will be scheduled for the TOD Council's September 20, 2024 meeting.

8. **Standing Report—Agency Updates on TOD Projects in State Strategic Plan for Transit Oriented Development (Time Permitting)**

State and County Projects—O'ahu

HHFDC projects. Michelle Leong reported the following:

- Ililani Condo. Opening ceremony was held last month for residents.
- 690 Pohukaina. The development team of Highridge Costa and Form Partners are working on construction drawings. They are also coordinating with Hawaiian Electric Company (HECO) since they may have to participate in a regional electrical upgrade.
- Iwilei Infrastructure Master Plan/Liliha Mixed-Use Projects. HHFDC anticipates receiving EIS for both projects from PBR Hawai'i in late summer/early fall 2024 for internal review.

UH-West O'ahu University District Lands. Michael Shibata said that they have a contract to do the development feasibility study.

City and County of Honolulu Kapālama Canal Catalytic Project/Linear Park. Tim Streitz reported that they are reengaging with the Federal Emergency Management Agency (FEMA) on a grant application submitted several years ago. The funding will allow them to continue the design process and federalize the project. The improvements will provide a linear park and pedestrian walkway along the canal. In addition, the City is planning to improve connectivity in the area via pedestrian bridges, but no street realignments. The biggest cost item is flood walls to accommodate the FEMA flood maps and sea level rise. The master plan for the canal has been integrated with Kamehameha School's Kapālama Kai Project. For more information, please visit:

<https://www.honolulu.gov/tod/projects/planning-initiatives/kapalama-canal.html>.

State and County Projects—Kaua'i

HHFDC Samuel Mahelona Memorial Hospital. They are continuing to collaborate with PBR Hawai'i on the master plan and EIS.

State and County Projects—Hawai'i

HHFDC Kamakana Villages. Any future development of Stanford Carr's proposed master development is dependent on securing a water supply.

DCR Hawai'i Community Correctional Center. Wayne Takara reported that they have started their planning efforts for the relocation.

COH Kukuiola and Village 9 Permanent Supportive Housing. Harry Yada said that the access road to the homeless shelter is almost completed. They are going out for bid on vertical construction for the shelter. They are in negotiations for the design of the next phase of transitional housing. The TOD CIP planning grant agreement with OPSD and the County contract with its consultant are being finalized. The contract is for conceptual master planning and site design for permanent transitional housing.

COH Kona Transit Hub. Edwards reported that OPSD, COH, DAGS, and the County's consultant met in early June to discuss next steps for site selection and master planning for a transit hub for the Kona region. DAGS is partnering in the project to explore co-location of a State civic center with the transit hub, which could consolidate State offices currently scattered throughout the region.

State and County Projects—Maui

HHFDC Kahului Mixed-Use Complex. HHFDC is collaborating with EAH Housing (EAH) and DAGS to refine the site design. EAH is starting to prepare the Special Management Area (SMA) use permit.

HHFDC Villages of Lealii Affordable Housing. The Department of Human Services (DHS) and FEMA's temporary housing project is underway. HHFDC executed a right of entry for the DHS project and they executed a ground lease for the FEMA Project.

COM Lahaina Recovery. Scott Forsythe said that they have been working with FEMA on community planning workshops. Public participation has been very high. These workshops will feed into the community vision for Lahaina and other efforts.

Also reported by Edwards:

OMPO Transportation Improvement Program, Federal FYs 2025-28, included funding for two City projects in the TOD Strategic Plan:

- Construction for the City's Pearlridge Bus Transfer Center and Plaza;
- Preliminary engineering and construction for the Waipahu Depot Shared Use Path--one of several proposed improvements in the City's Waipahu Town Action Plan; and
- Funding for preliminary engineering/design and construction for City station access/multimodal access improvements and rail bus integration projects at various stations including UH-West O'ahu /Keone'ae Station. These projects will promote transit ridership and support development around the rail stations.

9. Announcements

- a. Evans reminded everyone that the HCPO 2024 Conference is being held at The Westin Hapuna Beach Resort from September 11-13 hosted by the Hawai'i County. This year's theme is "Balancing Change in a Dynamic Landscape", and it will feature Peter Schwartz as the keynote speaker. She encouraged everyone to check out the website for any updates. The web address and QR code were provided in the meeting materials.

- b. Evans reviewed the upcoming meetings and preliminary agenda items that were listed in the Agenda. She encouraged members to let OPSD know if they have any ideas for future TOD Council presentations.

10. Adjournment

There being no further business, the meeting was adjourned at 11:18 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: State Senator Sharon Moriwaki
Aaron Setogawa, OPSD
Alina Laborte, City
Chico Figueiredo, Governor's Housing Team
Chris Kinimaka, DAGS
Craig Hirai, HHFDC
Derek Abe, Alta Planning + Design
Derek Wong, DLNR
NK, House Finance Committee
Francine Murray, HCDA
Franz Krintz, City Department of Planning and Permitting
Garet Sasaki, HCDA
Harry Yada, County of Hawai'i Office of Housing and Community Development
Heath Williams, House Finance Committee
Jeremy Koki, Department of Education
Katie Rooney, Ulupono Initiative
Kiana Otsuka, OMPO
Leah Laramee, Hawai'i Climate Change Mitigation and Adaptation Commission
Mark Hakoda, HCDA
Michele Leong, HHFDC
Kevin Auger, City Office of Housing
Seiji Ogawa
Susie Fong, Joint Base Pearl Harbor-Hickam
Tim Wong, Office of Hawaiian Affairs