

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 67**  
**Friday, November 15, 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/20241115TODMtg/GMT20241115-184302\\_VideoRecording.mp4](https://files.hawaii.gov/dbedt/op/lud/20241115TODMtg/GMT20241115-184302_VideoRecording.mp4)

Members/ Designees Present:	Katia Balassiano, Office of Planning and Sustainable Development (OPSD), Co-Chair Albert Palmer, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Scott Glenn, Office of the Governor Gordon Wood, Department of Accounting and General Services (DAGS) Roy Ikeda, Department of Education (DOE) 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) Craig Nakamoto, Hawai'i Community Development Agency (HCDA) Benjamin Park Hawai'i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Representative Luke Evslin, House of Representatives Tim Streitz, City and County of Honolulu (City) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, County of Maui (COM) Cathy Camp, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Ed Sniffen, Department of Transportation (DOT) Senator Chris Lee, State Senate Mayor Mitch Roth, County of Hawai'i (COH)
Other Designees/ Alternates Present:	Ian Hirokawa, DLNR Marc Takamori, COM
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

1. **Call to Order**

Katia Balassiano, Co-chair, called the meeting to order at 9:33 a.m. She is filling in for Mary Alice Evans with the Office of Planning and Sustainable Development (OPSD). Albert Palmer introduced himself as the Co-Chair from Hawai'i Housing Finance and Development Corporation (HHFDC). He is substituting for Dean Minakami.

2. **Introduction of Members**

Balassiano announced the following:

- Representative Nadine Nakamura was selected to lead the State House of Representatives. She is currently the House designee on the TOD Council with Representative Evslin.
- Kauanoë Batangan is the new designee from County of Maui joining Scott Forsythe, Marc Takamori, and Nolly Yagin. Batangan is the new Executive Director of Maui Metropolitan Planning Organization (Maui MPO).

Members and guests introduced themselves.

3. **Review and Approval of Minutes of September 15, 2024 Meeting**

It was moved by Nancy McPherson and seconded by Heidi Hansen Smith, to adopt the meeting minutes as drafted. The meeting minutes were approved.

4. **Friday, April 11, 2025 TOD Council Meeting Date**

Seiji Ogawa announced the April 2025 TOD Council Meeting will be held on Friday, April 11, at the same starting time, as the usual meeting date is a State holiday. He acknowledged that several agencies have board or committee meeting conflicts, but the new date will avoid conflicts with the Legislative Conference Committee. The 2025 TOD Council Meeting Schedule was included in the meeting materials.

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

**Action:** Council approval of delegation to Co-Chairs to draft and submit legislative testimony on behalf of the TOD Council.

Balassiano explained that the Council has delegated legislative testimony authority to the Co-Chairs since 2018 due to the tight deadline for testimony during the legislative session. The proposal delegates authority to the Co-Chairs to testify, prepare testimony, and report back to the TOD Council under certain circumstances, including positions on the State TOD Strategic Plan, administration bills, measures that propose to give the TOD Council additional resources/powers or revise or diminish the TOD Council's existing responsibilities, programs, or resources. It does not bar members from submitting independent testimony on measures. The Co-Chairs will report to the Council any actions taken using this delegation authority.

It was moved by Scott Glenn and seconded by Michael Shibata to approve the Delegation of Legislative Testimony Authority to the Co-Chairs as circulated and the motion was adopted with no objections.

6. **TOD Council 2024 Annual Report to the 2025 Legislature**

**Action:** Council approval of the draft annual report for transmittal as amended by member comments/revisions.

Ogawa explained that the TOD Council is required to submit an annual report to the Governor, Legislature, and Mayors 20 days prior to the start of the 2025 Legislative Session. The draft annual report tries to capture all of the activities including presentations and projects in 2024. It also anticipates some of the larger tasks ahead. It was emailed to TOD Council members/designees, and members of the public. He asked everyone to review closely the sections that describe the status of any of your agency's projects. Members were asked to email any changes to Carl and Seiji before Monday, December 9, 2024.

Kevin Carney's suggested adding "for sale" after affordable on page 1 in the Focus paragraph under section 1.1.

It was moved by Carney and seconded by Glenn to approve the draft 2024 TOD Council Annual Report, pending further revision. The motion was adopted

7. **TOD CIP Project Presentation: Līhu'e Civic Center Feasibility Study**

Stefan Pellegrini of Opticos Design outlined the project's goal which was to address the critical need for affordable and especially "missing middle" housing on Kaua'i. Previous planning efforts did envision more open space and civic activities. This began to change when the 2023 Lihue Civic Center Mobility Plan identified housing opportunities. This current initiative focuses on leveraging existing land, mitigating barriers to redevelopment, and integrating housing within the town core. The study specifically evaluated the potential for residential development on the current surface parking lots around the Civic Center. This will also support overall TOD redevelopment in the town core.

They looked at various redevelopment scenarios, emphasizing affordable, workforce housing without subsidies by utilizing cost-efficient building designs. Six building prototypes were considered, including townhouses, courtyard buildings, and multiplexes. Four of the six types were effective at delivering workforce housing. Analysis confirmed that the site could absorb up to 500 units over five years, with an emphasis on middle-income affordability. The potential for relocating the civic center parking to nearby lots was also highlighted.

Pellegrini acknowledged the importance of preserving the historic character of the Lihue town core, balancing new developments with architectural compatibility. He also addressed infrastructure challenges, such as sewer capacity and stormwater management, and proposed sustainable investments, including water recycling and renewable energy solutions.

Stakeholder feedback underscored a preference for maximizing housing density while ensuring affordability, maintaining architectural sensitivity, and a desire to move parking away from the site. Key recommendations included prioritizing infill development beyond the Civic Center site and updating the urban design plan to integrate modern housing strategies. This could provide even more potential with an easier pathway. The session concluded with acknowledgment of the project's alignment with Kaua'i's long-term urban and housing goals, and participants expressed optimism about future phases of the redevelopment.

8. **TOD CIP Project Presentation: Kahului Civic Center Mixed-Use Complex**

Marc Takamori of Maui Transportation Department said that Kahului Transit Center (formerly called Central Maui Transit Hub) is set to open for operations on Wednesday, November 20, 2024. It is located on Vevau Street. The facility is walking distance from its former location at Queen Ka'ahumanu Shopping Center. It is adjacent to the future Kahului Civic Center and nearby Waterfront Apartments, senior affordable rental housing, and the current adult school. Key features include restroom facilities, a ticket office, covered seating areas, bike racks, and on-site security. The transit center will also add electric bus charging stations and public Wi-Fi in the future.

Albert Palmer from HHFDC provided an update on the adjacent affordable housing development. The project, awarded to EAH in 2023, is currently in site/master planning. They should be submitting the Special Area Management (SMA) application this year followed by the 201H exemptions. Construction is targeted to begin in 2027 with an estimated completion date of 2029.

Dan Sullivan with AHL explained that their vision of the Kahului Civic Center Mixed-Use Development Project aims is to create a landmark of civic pride. The architecture reflects Maui's history, natural features, and beauty. It integrates the surrounding developments between the transit hub, civic center, and housing. They also want the design to bring people together from the community and combine it with the building's various functions.

The library innovation center will be located on first floor called "The Wave". The 12,650 square feet of space will feature a high ceiling entrance with both large and small meeting rooms, makerspaces that are more studio oriented, and a kitchen where cooking classes will be offered in a similar space format. The adult school will occupy the second floor. State offices will fill parts of the first and second floors and occupy the third and fourth floors.

The design will incorporate sustainability components. They are proposing solar panels on the parking structure and looking into it for the civic center building. They are using white element panels for the majority of the facades, green concrete, and reflective glass. Also, less façades on the south and west side for energy-efficiency and more transparency on the other side. Natural lighting will be optimized. In addition, the building plans to integrate advance features like modular systems, raised access floors, and adaptable core designs.

9. **Mpact Transit + Community Conference**

Ogawa reported that he attended the recent Mpact Conference in October 2024. He learned about the land use/zoning policies around TOD, "missing middle" policies, and building housing around transit stations. Both Hawai'i and Pennsylvania held a session led by Jennifer Sabas with Move O'ahu Forward (MOF). She added that Hawai'i has participated in the conference for a very long time. Jon Nouchi from the City Department of Transportation Services serves on the organization's national steering committee.

10. **Private Sector Initiatives in Iwilei-Kapālama Area**

Sabas shared that MOF was established in 2012 to support the building and operation of rail. She started working on the project when she was with Senator Dan Inouye. 2023 was a turning point for the organization after rail operations started. They ultimately decided to direct their efforts on community and transit-oriented development in the Kalihi area specifically the Kapālama and Iwilei Stations. Since rail was not going to move into the area until 2031, this would provide the best opportunity for development. At Kapālama, they wanted to capitalize on the presence of Honolulu Community College due to its proximity to Downtown Honolulu. Also, students will eventually be

able utilize rail to come into town or head west for educational opportunities. MOF is very interested in seeing the Kapālama Canal Project move forward. It will encourage other developments, investments, and improvements to follow. Once completed, it will provide a nice place for the community to enjoy and gather. This area has a rich history which includes farming, orphanages, fishponds, and longtime businesses. Iwilei offers a lot of opportunities for increasing housing inventory and adding density. Sabas pointed out that Mayor Wright Housing Redevelopment is near to the Iwilei station. It is important to have the area connected for their residents to have easy access to rail.

MOF held a Kalihi Skyline Summit in March 2024. They wanted to develop a “TOD playbook” that could be replicated in communities throughout the transit line. There were a couple of takeaways from the event: 1) The community felt that it was a good opportunity to invest their time and effort with the rail finally coming; 2) They wanted Kalihi to be a destination and special place and not where people drove through. The participants had asked for food hubs and markets near the station, so that riders could go directly from the train, get their food, and go home. In addition, they requested green spaces like small parks for their children. They plan to hold the event again next year.

They want to be the link between the elected officials, State and City partners, community, and private landowners to develop priorities like infrastructure. It is important to have a unified front when requesting funding. They want to ensure the community voices are heard as the project moves forward.

**11. TOD Legislation and Anticipated TOD CIP Budget Requests**

Balassiano explained that OPSD has submitted several proposals through the Department of Business, Economic Development and Tourism for inclusion in the Governor’s bill package. The two Tax Increment Financing (TIF) and General Excise Tax (GET) Extension proposals from last session were requested again. Also, two new measures were added to the list:

- Conveyance Tax - Allocates 10 percent of conveyance tax collections to the Dwelling Unit Revolving Fund (DURF) for infrastructure improvements in TOD areas.
- TOD Public Lands - Require OPSD to conduct a study to identify public lands and potential sites suitable for affordable housing development in TOD areas statewide.

The administration package will be introduced in January 2025.

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

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

County of Hawai'i Kukuiole and Village 9 Affordable Housing. Neil Erickson reported that the contract between OPSD and the County is waiting for the Mayor’s signature.

**b. State and County Projects—O'ahu**

- East Kapolei  
Balassiano said that the East Kapolei Infrastructure Implementation Master Plan continues to move forward. Jacobs has scheduled a meeting on November 19, 2024, regarding stormwater and water issues. They will be generating a plan similar to the one prepared for Iwilei that identifies infrastructure needs on a regional basis.

- **Hālawā-Stadium**  
Stadium Authority (SA) New Aloha Stadium Entertainment District (NASED). Michael Imanaka reported that Halawa District Partners was approved in October 2024 as the preferred offeror. This commences an 8-month, third phase of the procurement process called “diligence and discussion” phase. They are on track to execute development agreements by June 2025. The project is expected to be completed by the 2028 football season.
- **Iwilei-Kapālama**  
City Kuwili Station TOD Redevelopment Area Master Planning. Tim Streitz pointed out that the TOD Project was not added to Appendix A in the meeting materials. It is included in the draft TOD Council Annual Report.

Iwilei Infrastructure EIS. Palmer mentioned that it was published on September 23, 2024. For the Liliha Civic Center site, they are analyzing the new Federal Emergency Management Administration Flood Maps.

### 13. **Announcements**

#### a. **Pathways to Removing Obstacles (PRO) Housing Grant; Round 2**

Ogawa said that the PRO Housing Grant-Round 2 grant application requesting about \$3 million to assist with planning efforts at Kamakana Villages on the Big Island was submitted on October 8, 2024.

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

- i. December 2024 No TOD Council Meeting
- ii. January 17, 2025  
Presentation: TBD  
TOD-Related Capital Improvement Project (CIP) & General Fund Budget Requests  
TOD-Related Legislative Proposals  
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development  
2025 TOD Council Meeting Schedule  
Announcements
- iii. February 21, 2025  
Presentation: TBD  
Action Item: TOD-Related Capital Improvement Project (CIP) & General Fund Budget Recommendation for Funding by the Legislature  
TOD-Related Legislative Proposals  
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development  
Announcements

c. **[U.S. DOT Climate Change Center Upcoming Webinar: Parking Reform as a Climate Strategy, December 11, 2024](#)**

Palmer mentioned that the U.S. Department of Transportation Climate Change Center has a upcoming webinar on Parking Reform as a Climate Strategy on Wednesday, December 11, 2024, starting at 9 a.m.

d. **2025 TOD Council Meeting Schedule**

He reminded everyone that the 2025 TOD Council Meeting Schedule is included in your meeting materials.

e. **Other**

Streitz reported that the City was awarded \$2 million by the Federal Transit Administration as part of their 2025 Pilot Program for TOD Planning. This is going to focus in the Kūwili Rail Station-Iwilei area similar to the Kūwili Station TOD Redevelopment Area Master Planning Project. The funding will allow them to build off the Kūwili Station TOD Redevelopment Area Master Planning Project and work on connectivity, additional land use/infrastructure master planning, and a implementation program. <https://www8.honolulu.gov/mayor/city-receives-2-million-federal-transit-grant-to-advance-transit-oriented-development-and-affordable-housing-planning-in-iwilei-kapalama-corridor/>

Balassiano announced that she will “stop working” at the end of the month. She and her husband will be adventuring to India where they will be spending the next six months.

14. **Adjournment**

There being no further business, the meeting was adjourned at 11:33 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: Ailina Laborte, City Department of Planning and Permitting (DPP)  
Andrew Perreira, Pacific Resource Partnership  
Brian Canevari, School Facilities Authority  
Chico Figueiredo, Governor’s Housing Team  
Chris Kinimaka, Department of Accounting and General Services (DAGS)  
Chris Sadayasu, SA  
Dan Sullivan, AHL  
Denise Iseri-Matsubara, City Office of Housing  
Dora Choy, DAGS  
Julia Yurim Kim, DAGS  
David Arakawa, Land Use Research Foundation  
Derek Wong, DLNR  
Franz Krantz, City DPP  
Garet Sasaki, HCDA  
Harry Yada, COH Office of Housing and Community Development (OHCD)  
Helen Sanpei, McKinley Community School for Adults  
Janis Li

Jennifer Sabas, MOF  
Jess Eballar, DAGS  
Jing Zheng, AHL  
Joe Earing, DAGS  
Justin Menina, Department of Health (DOH)  
Karen Seddon, EAH Housing  
Kiana Otsuka, O'ahu Metropolitan Planning Organization (OMPO)  
Landon  
Linda Schatz  
Lindsay Apperson, Governor's Housing Team  
Lori Walker  
Malcolm Iwami, Office of Senator Sharon Moriwaki  
Michelle Leong, HHFDC  
Neil Erickson, COH OHCD  
Ren Seguritan  
Rona Suzuki, MOF  
Samuel Chung  
Shannon Arquitola, COH Planning Department  
Si Kim, AHL  
Stacey Aldrich, Hawai'i State Public Library System (HSPLS)  
Stacie Kaneshige, HSPLS  
Stefan Pellegrini, Opticos Design  
Tami Whitney, Governor's Housing Team  
Victor Kandle, COH Mass Transit Agency (MTA)  
Zac Bergum, COH MTA