



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 69
NOTICE OF MEETING AND AGENDA
Friday, February 21, 2025
9:30 – 11:30 AM**

In-person meeting location:

Office of Planning and Sustainable Development, 6th Floor Conference Room
State Office Tower - Leiopapa A Kamehameha Building
235 South Beretania Street, Honolulu

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/89338914333?pwd=HdvJgYLxLrHTYaDHFA15Mp9p4f4DAZ.1>

Audio call in (only): (669) 900-6833 or
(719) 359 4580

Meeting ID: 893 3891 4333

Passcode: 082999

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of January 17, 2025 Meeting**
3. **TOD-Related Budget Requests for Recommendation to the 2025 Legislature**
Discussion and action on list of TOD-related budget requests for Fiscal Year 2025-2026 to be recommended for funding by the 2025 State Legislature. See TOD-Related Budget requests in the draft letter in the meeting materials.

State Budget (HB 300/SB 473)

- HHFDC – Cash Infusion for Dwelling Unit Revolving Fund Infusion, Statewide (BED160); Construction. FY 2026 \$20,000,000
- HHFDC – Cash Infusion for Rental Housing Revolving Fund (RHRF), Statewide (BED160); Construction. FY 2026 \$50,000,000
- HHFDC – Cash Infusion for RHTF Tier II, Statewide (BED160); Construction. FY 2026 \$75,000,000
- OPSD – CIP: State Transit-Oriented Development (TOD) Planning, Statewide (BED144); Planning. FY 2026 \$2,000,000

- OPSD – CIP: East Kapolei TOD Infrastructure, O‘ahu (BED144); Planning (EIS Preparation).
FY 2026 \$500,000
- HCDA – CIP: UH West O‘ahu Infrastructure Phase 2, O‘ahu (BED150); Design.
FY 2026 \$5,000,000
- HCDA – CIP: Iwilei-Kapālama Community Development District, O‘ahu (BED150);
Infrastructure Design and Construction. FY 2026 \$12,000,000
- DCR – CIP: New O‘ahu Community Correctional Center Facility, O‘ahu. (PSD900); Plans, Land
Acquisition, Design, and Construction. FY 2026 \$30,000,000
- DLNR – CIP: East Kapolei Transit-Oriented Development Project, O‘ahu. (LNR101); Plans and
Design. FY 2026 \$500,000
- SFA – CIP: Education Workforce Housing, Various Statewide (EDN450); Plans and Design.
FY2026 \$12,000,000

Action: Council approval of Transmittal of TOD Budget Request Recommendations to the Legislature

4. **Informational Presentation: School Facilities Authority Programs of Interest to Transit Oriented Development - Mililani High School Teacher Workforce Housing (Pilot) Project and Statewide Preschool Facilities Program.**
Brian Canevari and Douglas Cullison, School Facilities Authority (SFA)
The presentation will provide a very brief history and current status on the Mililani High School Teacher Workforce Housing (Pilot) Project and future plans for the Workforce Teacher Housing Program. SFA will discuss its preschool program’s accomplishments to date and highlight projects in the pipeline.
5. **TOD-Related Legislative Proposals in the 2025 Legislative Session**
Review of TOD-related bills and resolutions in the 2025 legislative session of interest to the TOD Council and the performance of its duties. A full list of bills being tracked is included in the meeting materials packet. The following are noted for the TOD Council. Please refer to the legislation tracking list for other measures including conveyance tax measures that could increase funding for infrastructure in TOD areas. Bill proponents may be asked to brief the Council on specific measures.
 - **HB 1014/SB 1333 SD1 – Relating to Taxation**
Authorizes the use of county general excise tax surcharge revenues for transportation and housing infrastructure in counties having a population of 500,000 or less. Authorizes counties that have previously adopted a surcharge on state tax ordinance after July 1, 2015, to amend the uses of the surcharge. Extends the period within which a county with a population of 500,000 or less may collect a surcharge on state tax, under certain conditions, to 12/31/2047. Authorizes cost-sharing with private or other public developers for housing infrastructure projects funded by surcharge revenues.
 - **HB 1007/SB 1326 – Relating to Hawaii Community Development Authority**
Authorizes the Hawai‘i Community Development Authority to cooperate with or assist public and private sector entities to engage in projects that improve the State. Establishes the transit-oriented development infrastructure improvement program under the Hawai‘i Community

Development Authority. Repeals the transit-oriented development infrastructure improvement district and board. Effective 7/1/3000. (HD1)

- **HB 1409 HD1/SB 1614 SD1 – Relating to Transit-Oriented Development**
Establishes what constitutes transit-oriented development and incentivizes development in county-designated transit-oriented development areas or zones. Prioritizes the allocation of a minimum percentage of the Rental Housing Revolving Fund for certain mixed-income rental housing projects or units.
- **HB 742 HD1/SB 489 – Relating to Transit-Oriented Development**
Requires the Hawai‘i Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawai‘i West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu. Effective 7/1/3000. (HD1)
- **HB 1494 HD1 – Relating to Sports Facilities**
Lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Halawa by the Stadium Authority. Transfers certain special fund moneys earmarked for the development of a new stadium in Halawa to the general fund. Authorizes the issuance of general obligation bonds for a new or upgraded stadium. Renames the Stadium Authority as the Halawa Redevelopment Authority and the Stadium Development District as the Halawa Redevelopment District. Amends the powers and duties of the Halawa Redevelopment Authority. Permits the display of the name of an entity that has purchased naming rights to a stadium operated by the Halawa Redevelopment Authority on the exterior of a stadium. Effective 7/1/3000. (HD1)

6. **Standing Report—Agency Updates on TOD Projects in the 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**
 - East Kapolei
 - Hālawa-Stadium
 - Iwilei-Kapālama
- b. **State and County Projects—Kaua‘i**
- c. **State and County Projects—Hawai‘i**
- d. **State and County Projects—Maui**

7. **Announcements**

a. **Next Meeting and Preliminary Agenda Items for Future Meeting**

- i. March 2025 No Meeting
- ii. **April 11**, 2025 Presentation: OPSD East Kapolei Infrastructure Implementation Master Plan
Presentation: DLNR East Kapolei Urban Design Plan
Updates from Other Agencies Working in the East Kapolei TOD Area

TOD-Related Budget Requests
TOD-Related Legislative Proposals
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements

iii. May 2025 No Meeting

b. Other

8. Adjournment

Meeting materials

Meeting materials distributed to TOD Council members (“board packet”) will be available for public review 48 hours in advance of the meeting in the Office of Planning and Sustainable Development (OPSD), 6th Floor, 235 South Beretania Street, Honolulu, and at the TOD Council’s webpage, (<https://planning.hawaii.gov/lud/state-tod/>).

In-person meeting access

All visitors to the building must check in with building security on the ground floor and present their driver’s license, State ID, or State employee ID to security staff and sign the visitors log. Security staff will issue a visitor’s badge for visitor entry to the building.

If you plan on attending in person, please notify Carl Miura, carl.y.miura@hawaii.gov, to ensure there are sufficient seats in the OPSD conference room for attendees.

Virtual meeting and phone access

To participate via the Zoom link provided, you will need a computer or mobile device with internet access, video camera (recommended), and microphone. You will be muted during the meeting unless you are providing comments or actively participating in a discussion. You may also access the Zoom meeting by phone only by using the dial-in phone number, meeting ID, and meeting passcode information provided at the top of this agenda. A helpful guide for use of Zoom is available at the following link, <https://planning.hawaii.gov/wp-content/uploads/Accessing-an-online-Zoom-meeting-1.pdf>.

In accordance with Act 220, Session Laws of Hawai‘i 2021, if the OPSD host Interactive Communication Technology (ICT) connection for the virtual or remote meeting and physical location are lost, the meeting will be recessed for up to 30 minutes while the host attempts to restore connection. The public may access the reconvened meeting by clicking the meeting link again. If the meeting cannot be reconvened within 30 minutes, the meeting will be terminated and the meeting may be continued at another noticed date and time. Please check the TOD Council’s website (<https://planning.hawaii.gov/lud/state-tod/>) for information on whether the meeting has been cancelled or will be continued to another meeting date and time for which public notice will be provided.

Comments from the public

Oral and written comments may be submitted on any agenda item. Members of the public may provide oral comments during the meeting when public comments are requested by the TOD Council Co-Chairs. When the Co-Chair asks for public comments, please click the Raise Hand button on the Zoom screen, or if calling in by telephone, entering * and 9 on your phone keypad. When recognized by the Co-Chair, please unmute yourself to begin speaking. If calling in by phone, you can unmute and mute yourself by pressing * and 6 on

your keypad. Before making your comments, please identify yourself and the organization, if any, that you represent. Please remember to mute yourself after speaking.

Written comments may be submitted as follows:

- by email: carl.y.miura@hawaii.gov
- by postal mail: Office of Planning and Sustainable Development (OPSD)
ATTN: TOD Council Public Comments
P.O. Box 2359
Honolulu, HI 96804-2359
- by facsimile: (808) 587-2824

Written comments should include the words, “Public Comments,” with the agenda item number and description in the subject line. The TOD Council requests that written testimony be received by Tuesday, February 18, 2025, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

If you need an auxiliary aid/service or other accommodation due to a disability, contact Carl Miura at carl.y.miura@hawaii.gov or 808-587-2805 as soon as possible. Requests made as early as possible will have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.