

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 69**  
**Friday, February 21, 2025**  
**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/20250221TODMtg/GMT20250221-193334\\_Recording\\_1920x1080%20\(1\).mp4](https://files.hawaii.gov/dbedt/op/lud/20250221TODMtg/GMT20250221-193334_Recording_1920x1080%20(1).mp4)

Members/ Designees Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair</p> <p>Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Scott Glenn, Office of the Governor</p> <p>Gordon Wood, Department of Accounting and General Services (DAGS)</p> <p>Audrey Hidano, Department of Education</p> <p>Nancy McPherson, Department of Hawaiian Home Lands (DHHL)</p> <p>Heidi Hansen Smith, Department of Health (DOH)</p> <p>Ian Hirokawa, Department of Land and Natural Resources (DLNR)</p> <p>Wayne Takara, Department of Corrections and Rehabilitation (DCR)</p> <p>Ryan Tam, Hawai'i Community Development Agency (HCDA)</p> <p>Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)</p> <p>Michael Imanaka, Stadium Authority (SA)</p> <p>Michael Shibata, University of Hawai'i (UH)</p> <p>Representative Luke Evslin, House of Representatives</p> <p>Senator Chris Lee, State Senate</p> <p>Tim Streitz, City and County of Honolulu (City)</p> <p>Scott Forsythe, County of Maui (COM)</p> <p>Kevin Carney, Affordable Housing Connections LLC, Housing Advocate</p> <p>Ramona Mullahey, U.S. Housing &amp; Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Members/ Designees Excused:	<p>Ryan Yamane, Department of Human Services (DHS)</p> <p>Ed Sniffen, Department of Transportation (DOT)</p> <p>Mayor Kimo Alameda, County of Hawai'i (COH)</p> <p>Mayor Derek Kawakami, County of Kaua'i (COK)</p> <p>Cathy Camp, Business Community Representative</p> <p>Laura Kodama, Developer Representative</p>
Other Designees/ Alternates Present:	<p>Seiji Ogawa, OPSD</p> <p>Randy Chu, HHFDC</p> <p>David DePonte, DAGS</p> <p>Harold Alejandro, DCR</p> <p>Ben Park, HPHA</p> <p>Kauano Batangan, COM</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD</p> <p>Carl Miura, OPSD</p> <p>Brandon Soo, OPSD</p>

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:33 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of January 17, 2025 Meeting**

The January 17, 2025 TOD Council meeting minutes were approved as circulated.

4. **Action Item: TOD-Related Budget Requests for Recommendation to the 2025 Legislature**

Evans explained that pursuant to statute, the TOD Council annually reviews and transmits its endorsement of these TOD-related budget requests to the State Legislature. Several legislators have already asked for it during hearings and meetings. Seiji Ogawa added that the staff reviewed the proposals in Executive Budget HB 300 (companion SB 473) for FY 2026. The following TOD-related requests that staff identified were listed in the meeting agenda and 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

Ben Park requested that the following Hawai'i Public Housing Authority's (HPHA) budget requests be added to the list: Mayor Wright Homes, Phase 1A, \$56 million; and pre-development work including at Lanakila Homes (Hilo) and Ka'ahumanu Homes (Waiakamilo, O'ahu), \$12 million. Kevin Carney also corrected the spelling of the acronym, RHRF, in the list.

It was moved by Scott Glenn and seconded by Wayne Takara to approve the transmittal of the TOD-Related Budget Requests for Recommendation to the Legislature. Motion was approved.

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

5. **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 provided an overview of the School Facilities Authority (SFA), which was established during the 2020-2021 legislative session and authorized in the 2022-2023 session to lead initiatives in preschool construction, Central Maui school development, and workforce housing. He described SFA as a dynamic, flexible, strategic, and innovative entity, akin to a startup, and operating as a team of eight professionals, led by Executive Director Riki Fujitani.

SFA's workforce housing initiative is a way to recruit and retain educators. A survey of 1,500 workers found that over 80 percent of the respondents agree that Hawai'i needs to do more to recruit and retain critical workforce members like educators and healthcare workers. In 2023, the legislature allocated \$170 million to build housing at various schools. The amount was later reduced to \$5 million following the Maui wildfires. In 2023, The Wilhelm Group was hired to do a Request for Proposal (RFP) for teacher housing at Mililani High School. An award was made to Pacific Housing Assistance Corporation and WRNS Studio in 2024 for a 65-year lease project to be constructed on the Mililani High School campus using a design-build-finance-operate-maintain model. However, community concerns regarding the proposed site prompted the team to shift the project to another site on Mililani High School, which posed new infrastructure challenges, particularly regarding sewer connections.

SFA is requesting \$12 million in 2026 and an additional \$8 million in 2027 to expand workforce housing across five more sites. These funds will support pre-engineering, RFP development, and legal services necessary for SFA's Development Agreement. He underscored that these requests do not include State contributions for actual housing development, but rather focus on preparatory groundwork to attract development partners. The SFA Board approved a list of selection criteria in September 2024 to determine the Phase 1 sites. The criteria included: teacher housing demand; enrollment to capacity ratio; site, impact on school operations; and roads pathways and public transport.

He added that DOE has conducted a survey on teacher workforce needs. The findings will be publicly released in March 2025. He emphasized that teacher housing demand is substantial, with 22,000 DOE employees, including over 12,000 teachers, in need of affordable housing options. SFA is using the public-private partnership model to provide modern housing facilities with minimal cost to taxpayers. He outlined a tenant selection process prioritizing public school teachers, followed by DOE faculty and staff, and, if necessary, opening remaining units to public sector employees. Referencing San Francisco's teacher housing model, he noted that a recently completed 135-unit project received 8.6 applications per unit, possibly indicating similar demand in Hawai'i. In

preparing for development, SFA is conducting pre-engineering studies, mapping utilities, zoning, and site constraints, and ensuring compliance with regulations, including tsunami zones and special design district requirements. The goal is to reduce the risk to the developer and solicit as many offers as possible. This is similar to how the Kaua'i County Housing Agency is doing initial work upfront on County housing projects to reduce cost and risk to developers. He has been speaking with the City Office of Housing to develop teacher housing at TOD project sites.

SFA's other priority is preschool construction. Cullison described efforts to increase statewide preschool capacity through partnerships with various State and county agencies, the University of Hawai'i system, and private providers. They are collaborating closely with the Lieutenant Governor's Ready Keiki Initiative, aiming to create about 8,000 new preschool seats. DOE has been allowing them to convert unused kindergarten classrooms to preschool classrooms. Cullison outlined SFA's strategic site selection criteria. These areas have higher population or lots of jobs that are served by bus or rail. The TOD projects provide a lot of opportunities. He highlighted opportunities for collaboration with housing agencies to integrate preschool facilities within future workforce housing projects, benefiting the community.

6. **TOD-Related Legislative Proposals in the 2025 Legislative Session**

The following bills are being monitored for the TOD Council.

- **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 (Dead) – Relating to Hawai'i 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 /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 (Dead) (Sen. Chang)– 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 O'ahu transit-oriented development infrastructure improvement districts on the island of O'ahu. Effective 7/1/3000. (HD1)

- **HB 1494 — Relating to Sports Facilities**

Lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Hālawā by the Stadium Authority. Transfers certain special fund moneys earmarked for the development of a new stadium in Hālawā to the general fund. Authorizes the issuance of general obligation bonds for a new or upgraded stadium. Renames the Stadium Authority as the Hālawā Redevelopment Authority and the Stadium Development District as the Hālawā Redevelopment District. Amends the powers and duties of the Hālawā Redevelopment Authority. Permits the display of the name of an entity that has purchased naming rights to a stadium operated by the Hālawā Redevelopment Authority on the exterior of a stadium. Effective 7/1/3000. (HD1)

Representative Luke Evslin noted the following bills that were not included in the list:

- **HB 1409** – The proposal defines TOD in HRS Chapter 226 and it would establish a definition of transit-supportive density with three different tiers based on proximity to a rail station or areas TOD density requirements. Permits must be processed ministerially. The bill does not force the counties to comply. Tier II of RHRF mixed-income subaccount will be prioritized for TOD projects that meet the minimum standards.
- **HB 1410** – The bill restructures the conveyance tax to make it a marginal tax rate similar to income tax. The tax rates will be based on value per unit. The bill also includes significant tax increases for high-end, non-owner units, single family occupied, which is expected to raise about \$30 million per year. Eight percent of the total conveyance tax will be allocated to infrastructure within TOD areas. The bill also provides a definition of “transit-supportive density.” In order to receive this infrastructure funding, the project needs to meet the minimum density requirements.
- **HB 738** – The proposal would create an expedited State Historic Preservation Division (SHPD) review process within TOD areas. It sets out a process to work with the counties to identify priority parcels that are of low risk of historic or archaeological findings.
- **HB 742** – This bill died since it was deferred by House Water and Land Committee. It would have required HCDA to do an EIS for infrastructure for Iwilei and West O‘ahu and vertical construction and prevented the need for EISs for every stage of development in the future. In the testimony, HCDA said they are already doing this, so he would be interested in learning about their plans for a comprehensive EIS.

Senator Chris Lee commented on the following proposals:

- HB 1014/SB 1333 (GET Surcharge) – HB 1014 is dead. SB 1333 is alive, but facing opposition.
- HB 1007/SB 1326 – HB 1007 is moving through the House. SB 1326 is dead.
- HB 742 HD1/SB 489 – Both are dead.
- HB 1494 – This bill is moving along.
- SB 1669 – This proposal would create a new agency for transit-oriented areas with the ability to execute projects without a lot of normal restrictions and challenges.

- SB 1263 – The Senate companion to HB 738 for expedited SHPD review was passed by the Senate Judiciary Committee and still moving.

Overall, bills are moving along through the process, but a good number of them will die in about a week. The remaining bills will crossover to the other chamber

HHFDC, HCDA, and OPSD provided information requested by Representative Evslin on the work currently being done that was the subject of HB 742. Dean Minakami noted HHFDC prepared the State Iwilei-Kapalama Infrastructure Master Plan, and the Final EIS for the infrastructure master plan will be published in the next issue of *The Environmental Notice*. The master plan surveyed major property owners in the area to assess what their development plans were. For those owners that did not have any plans, they used the City TOD Plan density to determine the full buildout. Then, the type of infrastructure needed to support buildout was identified and a phasing plan for infrastructure improvements was completed. The next step is to hire a consultant to figure out the timing and financing, including who will be paying for infrastructure improvements. Major projects, like Mayor Wright Homes, have an EIS to cover the vertical construction. Many projects can qualify for Chapter 343 exemptions for affordable housing. Scott Glenn clarified that the idea behind exemptions is to create an incentive to build up to a preferred height and to have infrastructure in place to support the desired level of density around the rail station.

OPSD reported that it is working on a East Kapolei Infrastructure Implementation Master Plan funded by an appropriation to HCDA. OPSD is managing the project for HCDA. Brandon Soo said that OPSD is requesting \$500,000 to do a programmatic EIS to measure impacts below and above the ground. The study area is about 1,000 acres of State land. Since buildout is not determined, they will look at different scenarios and rely on City TOD Plan density and existing agency plans, which may not be maximum buildout. Jacobs Engineering and OPSD are trying to figure out how to implement delivery of infrastructure and ways to fund and finance it as well. If OPSD's funding request is approved, it will be used to prepare a programmatic EIS on planned buildout. Jacobs Engineering will be doing a presentation on this project in April.

Ryan Tam added that the University of Hawai'i -West O'ahu (UHWO) and the Department of Land and Natural Resources (DLNR) are both working on EISs for their individual projects in East Kapolei. Ian Hirokawa said DLNR is expected to publish their draft EIS later this year. Ruby Edwards pointed out that East Kapolei Infrastructure Master Plan is attempting to stitch together all of these individual studies into one schedule.

Senator Lee suggested that Hawai'i should get a better sense of federal funding impacts by the next TOD Council meeting in April 2024. This will determine how future resources will be allocated. If any agency wants insight on this, he asked that they reach out to him.

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

The following updates on TOD Projects were reported.

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

- East Kapolei  
UHWO University District. Michael Shibata said UH and HCDA are continuing to coordinate efforts on Road B. They are planning to update the Board of Regents on their multiagency approach with HHFDC and HCDA.
- Iwilei-Kapālama  
HHFDC Iwilei-Kapalama Infrastructure Master Plan – Randy Chu mentioned that the EIS will be published in the next *The Environmental Notice*.

b. **State and County Projects—Hawai‘i**

- County of Hawai‘i Kukuiole and Village 9 Affordable Housing, Phase 3. Shannon Arquitolola reported that the Office of Housing and Community Development hired Group 70 as their consultant. They are hoping to have a kick-off meeting soon.

c. **State and County Projects—Maui**

- HHFDC Front Street Apartment Redevelopment. 142 units was destroyed during the Maui wildfires. HHFDC is expediting development of the project with higher density. The developers, Hale Mahaolu, held a community meeting at Lahainaluna High School, which about 150 people attended and seemed to be supportive.

7. **Announcements**

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

- March 2025      No Meeting
- 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
- May 2025      No Meeting

Evans reminded everyone that the next TOD Council meeting will be held on April 11, which is the second Friday of the month. April 18 is Good Friday and a State holiday.

b. **Other**

- O‘ahu Metropolitan Planning Organization (OMPO) invited everyone to “An Evening with Jan Gehl...Cities for People.” Jan is a Danish architect and urban planner who has spent a generation studying behavior patterns in cities. The event will be held Thursday, February 27, starting at 6 p.m. In person and virtual participation options are available. A flyer was enclosed in the meeting packet.

Senator Lee shared that Jan is able to get across complex challenges and concepts into simple explanations that most people can understand. He comes from the perspective of someone living in the community. He highly recommended people attend the presentation.

8. **Adjournment**

There being no further business, the meeting was adjourned at 10:58 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: Brian Canevari, School Facilities Authority (SFA)  
Brian Lee, Hawai'i Laborers & Employers Cooperation and Education Trust Fund (LECET)  
Cheri Nakamura, SFA  
Derek Wong, DLNR  
Douglas Cullison, SFA  
Franz Kraititz, City DPP  
Guest  
Harrison Rue  
Joseph Kopshy  
Justin Menina, DOH  
Kelly Ann Fujii, COH Mass Transit Agency (MTA)  
Leelynn Brady  
Lisa Emerson  
Mark Garrity, O'ahu Metropolitan Planning Organization (OMPO)  
Martin Anzellini Garcia-Reyes, HCDA  
Ren Seguritan  
Robert Saito, Office of Council Member Radiant Cordero  
Shannon Arquitola, COH Planning Department  
Stacey Aldrich, Hawai'i State Public Library System (HSPLS)  
Stacie Kaneshige, HSPLS  
Tami Whitney, Governor's Housing Team  
Tracy Okumura, DOE  
Trey's Notetaker  
Zac Bergum, COH MTA