

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 71
Friday, June 20, 2025
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/01TODCMTG/20250620/GMT20250620-193451_Recording_gallery_3840x2160.mp4

Members/ Designees Present:	Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Scott Glenn, Office of the Governor Keith Regan, Department of Accounting and General Services (DAGS) Audrey Hidano, Department of Education Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Tammy Lee, Department of Transportation (DOT) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) Michael Shibata, University of Hawai'i (UH) Senator Chris Lee, State Senate Tim Streitz, City and County of Honolulu (City) Kauanoë Batangan, 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:	Tommy Johnson, Department of Corrections and Rehabilitation (DCR) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Brennon Morioka, Stadium Authority (SA) Representative Luke Evslin, House of Representatives Mayor Kimo Alameda, County of Hawai'i (COH) Laura Kodama, Developer Representative
Other Designees/ Alternates Present:	Seiji Ogawa, OPSD Randy Chu, HHFDC Ben Park, HPHA
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD

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. Evans noted the presence of Senator Joy San Buenaventura and Representative Greggor Ilagan, who represent the area where the future Pāhoa Transit Hub/Pāhoa Library Project will be located, which is the subject of a meeting presentation.

Evans made an announcement that Agenda Item #9d, possible working group for Act 159, Session Laws of Hawai'i (SLH) 2025, House Bill (HB) 1409, Conference Draft (CD) 1 will be discussed under Agenda Item #6 rather than Announcements.

3. **Review and Approval of Minutes of April 11, 2025 Meeting**

The April 11, 2025 meeting minutes were approved as circulated.

4. **TOD Project Presentation**

a. ***Pāhoa Transit Hub/ Pāhoa Library Project, County of Hawai'i (COH)/Hawai'i State Public Library System (HSPLS)***

Zachary Bergum, COH Mass Transit Agency (MTA), Stacey Aldrich, HSPLS, and Austen Drake, SSFM International

Zac Bergum reported on the project's progress and the value of collaboration with SSFM and other stakeholders including State and County agencies, Office of Planning and Sustainable Development (OPSD), and Department of Accounting and General Services (DAGS). He also emphasized the regional significance of the transit hub and its potential benefit to the Pāhoa area.

Austen Drake provided background on the co-location project. He explained that the hub-and-spoke transit model was recommended in both the 2018 COH Transit and Multi-Modal Transportation Plan and the 2008 Puna Community Development Plan (CDP). He also detailed the library's history, noting that initial planning began in 1991 with their master plan followed by a new plan in 2017. The proposed library went through the draft environmental assessment process, but HSPLS was not able to find a site suitable for their needs.

With aligned goals between MTA and HSPLS, co-locating the transit hub and library presented a cost-effective and community-focused solution. Planning efforts began in 2022 and included extensive community engagement and a thorough site suitability analysis. Eleven sites were initially considered, with criteria including size, accessibility, infrastructure, acquisition ease, and volcanic hazard risk. After evaluation and community input, several sites near the new Puna Kai Shopping Center were shortlisted.

He also provided conceptual designs which prioritized visibility, safe transit circulation, pedestrian access, and future connectivity. The conceptual plan included maintaining local architectural character of the surrounding community, gathering space, bike storage, community space, and integrated services. The layout allows the library and transit hub to be constructed independently, depending on funding availability. Estimated construction costs are \$13 million for the transit hub and \$17 million for the library. The Final Environmental Assessment (FEA) was published in October 2024, and the National Environmental Policy Act (NEPA) Categorical Exclusion (CATEX) process is currently under Federal Transit Administration (FTA) review.

Stacey Aldrich, State Librarian, shared the importance of the library component, noting the outdated and undersized condition of the existing facility. She credited Ruby Edwards (OPSD) and Senator Russell Ruderman for catalyzing the current effort and expressed enthusiasm for a new community-serving facility.

Following the presentation, Representative Greggor Illagan and Senator Joy San Buenaventura asked about NEPA clearance, land acquisition, connectivity to the Puna Marketplace, and funding status. Tammy Lee said that she will be checking with Ryan Fujii with FTA-Hawaii Division Office regarding the NEPA CATEX. Drake addressed the connectivity issue saying that it can be looked at during the design phase. Representative Illagan shared they secured \$1 million funding for plans and design and asked that they could be informed if funds are needed for land acquisition. Bergum reported that some funding is available for land acquisition. Senator San Buenaventura emphasized the need to secure the land especially with federal funding cuts. The prior effort was looking at government land, so cost was not an issue. However, the County cannot move forward with land negotiations without signoff on the NEPA CATEX. Representative Illagan expressed concern that the focus is on this new commercial area of Pāhoa while the “Mainstreet of Pāhoa” is losing businesses. Senator Chris Lee highlighted the importance of secure bike storage (not just racks).

Both Pāhoa Transit Hub and Pāhoa Library Projects were funded, in part, by OPSD FY2022 TOD CIP Planning Funds and Hawai'i State Public Library System (HSPLS) funds.

4. Informational Presentations

a. ***Maui Long-Range Transportation Plan Update, Maui Metropolitan Planning Organization (Maui MPO)***

Kauanoë Batangan, Maui MPO

Kauanoë Batangan outlined the role of Maui MPO, one of only two MPOs in the State, which is federally mandated and funded to coordinate transportation planning and the investment of federal highway and transit funds. He explained that Maui MPO's jurisdiction is limited to the island of Maui, not the broader county. The Long-Range Transportation Plan is one of four planning documents required of MPOs. This 20-year visioning document is updated every five years and highlights the goals of the transportation system. It consists of nine chapters covering the planning context, recovery efforts from the August 2023 wildfires, community engagement, past performance, project and program listings, financial plan, measuring performance, and next steps.

Batangan explained the compressed timeline for producing the new Plan, with him becoming executive director in September 2024 and the previous plan expiring in December. The previous plan took 20 months to complete. Despite the tight schedule, the Plan incorporated complementary efforts such as the Lahaina Long-Term Recovery Plan, I Mua Central Maui Transportation Plan, Kīhei Sub-Area Plan, and the Vision Zero Maui Action Plan. The updated Factbook provided demographic and mobility data to guide planning priorities, though data from West Maui remained limited due to wildfire impacts and ongoing relocation of residents.

Community engagement was extensive and outreach efforts were coordinated with updates to the Maui MPO Transportation Improvement Program (TIP). Through surveys, media outreach, and partner agency coordination, five community-prioritized goals were established—foremost being safety and public health. They developed a list of recommended transportation projects

and programs, which were categorized into near-term (1-4 years), mid-term (5-10 years), long-term (11-20 years), and illustrative (longer-range) projects. The projects came from the earlier Plan, TIP, the County's CIP list as well as other sources. Batangan explained that all the categories had fiscal constraints except for illustrative projects. He also featured projects such as the West Maui Transit Hub replacement and Kenolio Road Complete Streets. Discussion followed, covering the potential impacts of housing policy changes on transportation, the role of micro-transit options, and opportunities to align transportation and housing planning in project areas.

b. ***Multimodal Assessment, O'ahu Metropolitan Planning Organization (O'ahu MPO)***

Kiana Otsuka, O'ahu MPO

Kiana Otsuka presented findings from the Multimodal Assessment (MMA) study, a planning effort funded through federal planning funds and supported by the Hawai'i State Energy Office (HSEO) via a U.S. Climate Alliance grant. The MMA aimed to identify key bicycle and pedestrian infrastructure gaps that, if addressed, would improve access to jobs and daily destinations across O'ahu while also helping to reduce ground transportation emissions. She noted that transportation emissions, particularly from light-duty vehicles—remain one of the largest contributors to the State's overall emissions. Given that 70% of trips made in Hawai'i are under five miles, the study sought to determine how improving infrastructure for short trips could shift more travel to walking, biking, or transit.

The project focused on improving accessibility—a measure of how easily people can reach destinations such as schools, parks, grocery stores, and health services by all modes of travel. Otsuka emphasized that while auto-centric impacts are typically prioritized in transportation planning, the MMA approach incorporates multimodal accessibility into decision-making and prioritization frameworks. As part of the study, a new accessibility tool was developed to evaluate changes in access by auto, transit, walking, and biking. The tool helps identify where investments in infrastructure would most improve access, using before-and-after scenarios such as the proposed Ala Wai pedestrian bridge. The presentation included heat maps and data visualizations from all eight City Development Plan areas, identifying both existing and missing projects that could address infrastructure gaps. Gaps were highlighted in areas such as Central O'ahu, East Honolulu, 'Ewa, Ko'olau Poko and Loa, North Shore, Primary Urban Center, and Wai'anae.

Otsuka concluded by encouraging TOD Council members to use the interactive mapping tool in their own planning efforts and to consider how land use changes can complement infrastructure investments to increase equitable access across communities.

5. **TOD-Related Budget Items Under Consideration by the Governor, 2025 Legislative Session**

Dean Minakami reported that the Legislature approved a number of TOD-related funding for Hawai'i Housing Finance and Development Corporation (HHFDC), OPSD, Hawai'i Community Development Authority (HCDA), Department of Land and Natural Resources (DLNR), and Hawai'i Public Housing Authority's (HPHA) respective projects. He asked everyone to refer to the spreadsheet in the meeting materials for specific details.

He noted:

- HSPLS – The Kāpa'a Library received a \$2 million appropriation for plans and design for a new library. The new library will be located on the Samuel Mahelona Memorial Hospital campus.

- University of Hawai'i (UH) – Kaua'i Community College, Student, Faculty/Staff, and Workforce Housing – They received \$5 million for plans, design, and construction for on-campus housing.

Both are TOD projects in the State TOD Strategic Plan. He said the Governor has until July 9 to review the budget bill.

6. **TOD-Related Legislation Enrolled to the Governor, 2025 Legislative**

Minakami referred members to the list of TOD-related bills tracked during this past legislative session and bill status in the meeting materials. He highlighted some of the bills that have already been signed by the Governor:

- Senate Bill (SB) 1263, CD 1 (Act 160) - Amends the procedures and required information for the DLNR's historic preservation review of proposed state projects, privately also owned historic property, and other proposed projects that require entitlement for use. It also establishes procedures for the review of transit-oriented development identified by the Counties and HCDA, or HHFDC.
- HB 1298, CD 1 (Act 166) - Establishes a Government Employee Housing Program within HHFDC, to be financed by the Dwelling Unit Revolving Fund (DURF). Appropriates funds for the program. He added the first step for HHFDC will be to send out a survey later this year to employees about their housing needs.
- HB 1409, CD 1 (Act 159) - Establishes a temporary Mixed-Income Subaccount within the Rental Housing Revolving Fund (RHRF); requires HCDA consideration of infrastructure needs for transit-supportive densities in TOD infrastructure improvements areas; and amends Hawaii Revised Statutes (HRS) § 226-63, which establishes the TOD Council, to define "county-designated TOD areas" and require the State Strategic Plan for Transit-Oriented Development issued by the TOD Council to incorporate county-designated TOD areas.

Ruby Edwards acknowledged the efforts of Representative Luke Evslin, who authored and championed HB 1409 through the legislative session. She said the new law should strengthen transit-oriented development efforts statewide, enabling (1) RHRF funding for mixed-income housing in TOD areas, (2) alignment of HCDA infrastructure investments in TOD areas that meet TOD density thresholds, and (3) incorporating both State and County TOD priority areas in the TOD Strategic Plan. This will require the establishment of a working group or permitted interaction group to work with the Counties on this last item. Further updates and a copy of Act 159 will be shared with the Council.

Evans responded to Brian Lee's question about Act 133 (HB 1406, CD 1), which establishes a Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force to be chaired by a State House representative. She thanked Representative Ilagan for providing funding for OPSD to staff the Task Force that he has been selected to chair. The Task Force will look at how to expedite and modernize the environmental development permit processes. OPSD will

be working with Representative Ilagan to convene the Task Force by October and will provide updates at future TOD Council meetings.

7. Request for Proposals (RFP) for FY 2026 Statewide TOD CIP Planning Funds

Evans announced that the Legislature approved \$2 million in CIP planning funds for FY 2026 for TOD CIP Planning grants in the State budget bill (Act 250, HB 300, CD 1). She thanked the Governor and the Legislature for supporting these funds.

The planning grants are intended to catalyze projects that advance TOD and affordable housing, mixed-use, walkable communities in transit-rich areas. The grants fund planning efforts where co-location, intensive interagency coordination, or innovative approaches are needed or being considered. The funds may be used for pre-planning; master planning, feasibility and cost studies, infrastructure assessments, preparation of environmental review documents, and coordination of TOD project activities.

OPSD will issue an RFP to State and County agencies for TOD-related planning projects on Tuesday, July 1, 2025. A meeting invitation will be sent out next week for a pre-proposal informational meeting that is scheduled for Wednesday, July 16, 2-3:30 pm.

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

Reports were provided on the following projects.

a. State and County Projects—O'ahu

- Iwilei-Kapālama
City and County of Honolulu (City) Kūwili Station TOD Redevelopment Area Master Planning (RAMP). Tim Streitz said that the City is currently in procurement for a master planning consultant and bids are due next week. The goal is to get the contract awarded by the end of the month and hopefully get started on master planning this summer.

c. State and County Projects—Maui

- HHFDC Lahaina Housing Project. Randy Chu announced that HHFDC's 200-unit townhouse-style rental housing project in Lahaina has received Certificates of Occupancy for 24 of the 25 buildings. Many of the units are already occupied. Total completion should be in the September-October 2025 timeframe. The development includes three laundry facilities and two community centers. He noted the project was under construction at the time of the Lahaina wildfire and is the first permanent rental housing development to come online since the 2023 wildfire disaster.

9. Announcements

a. Hawai'i Congress of Planning Officials (HCPO) Conference, August 27-29, 2025, Hilton Hawaiian Village, Waikīkī, O'ahu

Edwards reminded everyone that this year's HCPO Conference will be held at the Hilton Hawaiian Village from August 27-29, 2025. "Early Bird Registration" closes at the end of June. A flyer providing more detailed information on the mobile workshops is in the meeting materials.

b. Next Meeting and Preliminary Agenda Items for Future Meeting

- i. July 18, 2025 Presentation: OMPO State Government TDM Study/HSEO
TDM Study Results from Neighbor Islands (tentative)
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements – HCPO 2025 Update
- ii. August 2025 No Meeting
- iii. September 19, 2025 Presentation: TBD
Projects Proposed for Inclusion in the State TOD Strategic Plan
FY 2026 Statewide TOD CIP Planning Fund Awards
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development

c. City Department of Housing and Land Management

Tim Streitz announced that the Honolulu City Council approved the mayor's reorganization proposal to establish a new Department of Housing and Land Management effective May 1. Full implementation is on July 1 at the start of the new fiscal year. This marks the first time in nearly 30 years that the City has centralized its housing functions. The new department is organized into divisions for development, finance, policy, asset management, transactions, and conservation, with a strong emphasis on executing TOD initiatives.

Streitz noted that the department will play a key role in accelerating affordable housing projects, partnering with developers, and creating innovative financing strategies—particularly for development on public lands. They have been partnering on the Kūwili TOD RAMP project and other strategic TOD initiatives. Kevin Auger has been designated as the department's first director pending confirmation by the City Council.

d. Possible Working Group: Act 159, SLH 2025 (HB 1409, CD1)

(This item was covered under Agenda Item #6)

e. Opportunity Zone (OZ) Workshop in August 2025, Department of Housing and Urban Development (HUD)

Ramona Mullahey announced the upcoming Hawai'i Opportunity Zones 2.0 webinar scheduled for Wednesday, August 13. Confirmed speakers include: Brent Parker of Novogradac—who is also chairing the Novogradac 2025 Fall Affordable Housing Conference in Honolulu; Catherine Lyons from the Economic Innovation Group; and Patrick Mullen of Arctaris Impact Investors, a Qualified Opportunity Fund with interest in Hawai'i. Another speaker is being finalized to discuss how to effectively match Low-Income Housing Tax Credits (LIHTC) with OZs. She encouraged strong participation, emphasizing the workshop's value in exploring how OZs can be leveraged to fund housing and community development in the State.

10. Adjournment

There being no further business, the meeting was adjourned at 11:32 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: Senator Joy San Buenaventura
Representative Greggor Ilagan
Alden Yago, DCR
Alissa Ji
Austen Drake, SSFM International
Brandon Soo, HCDA
Brian Isa, DAGS
Brian Lee, Hawai'i LECET
Chelsea Dau, O'ahu MPO
Chico Figueiredo, Governor's Housing Team
Chris Sadayasu, SA
Franz Krainz, City DPP
Hilarie Alomar, Kamehameha Schools
Izzy Tsuchitori, OPSD
Jess Eballar, DAGS
Jonahan Vuylsteke
Kaponu Pa
Lindsay Apperson, Governor's Housing Team
Marie Williams, COK
Mark Garrity, O'ahu MPO
Michael Y., Governor's Housing Intern
Mjsales
Sery Berhanu, UH
Stacey Aldrich, HSPLS
Tami Whitney, Governor's Housing Team
Tevita L.
Zac Bergum, COH MTA