



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 73
NOTICE OF MEETING AND AGENDA
Friday, September 19, 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/87646575734?pwd=vxCqVSNufkQHTZX2wRm8f8vO9M43oG.1>

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

Meeting ID: 876 4657 5734

Passcode: 005058

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of July 18, 2025 Meeting**
3. **For Discussion & Action: Dissolution of Existing and Establishment of a New Permitted Interaction Group (PIG) to Update the State TOD Strategic Plan, Adding a New Member**
Action on proposal to dissolve the State TOD Strategic Plan Update PIG established at the July 2025 TOD Council meeting and establish a new PIG that adds the Department of Land and Natural Resources (DLNR) as a member. The purpose and tasks for the PIG are essentially the same as for the prior PIG and are described further in the new PIG proposal in the meeting materials.

Action Item: Council action on the dissolution of the PIG approved in July 2025 and establishment of a State TOD Strategic Plan Update PIG that includes DLNR as a member.

4. **Informational Presentation: Hawai'i Housing Planning Study, Hawai'i Housing Finance and Development Corporation (HHFDC)**
Rebecca Soon, Ward Research
Presentation on the Hawai'i Housing Planning Study, which looked at Hawai'i's housing needs through 2027 and provides insight into the scale and nature of the housing crisis impacting residents to support housing planners and policymakers in addressing the housing needs of Hawai'i's communities.

5. **Informational Presentation: Hawai‘i State Department of Education (DOE) Employee Housing Survey**
Tammi Oyadamori-Chun, DOE
Presentation will discuss the findings from Hawai‘i State DOE Employee Housing Survey released in March 2025.
6. **For Discussion & Action: Projects Proposed for Inclusion in the State TOD Strategic Plan**
 - a. County of Kaua‘i, Department of Public Works, Līhu‘e Facility Plan - Līhu‘e Wastewater Treatment Plant and Collection System Improvements
 - b. County of Hawai‘i, Office of Housing and Community Development, 34 Rainbow Drive Affordable Housing
 - c. County of Hawai‘i, Office of Housing and Community Development, Ainaola Workforce Housing

Action Item: Council approval to accept the projects for inclusion in the State TOD Strategic Plan.
7. **FY 2026 Statewide TOD CIP Planning Fund Awards**
Projects selected for funding and project overviews.
8. **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
 - Hālawā-Stadium
 - Iwilei-Kapālama
 - b. **State and County Projects—Kaua‘i**
 - c. **State and County Projects—Hawai‘i**
 - d. **State and County Projects—Maui**
9. **Announcements**
 - a. **Webinar: Opportunity Zone (OZ) Investment Technical Assistance through Milken Community Infrastructure Center (CIC), September 23, 2025, 9 a.m.;** Organized by the U.S. Department of Housing & Urban Development (HUD) Honolulu Office. Register at the link below:
https://us06web.zoom.us/meeting/register/Gq-RGq3eRhOQj-UPp0m_OA
 - b. **Next Meeting and Preliminary Agenda Items for Future Meeting**
 - i. October 2025 No Meeting
 - ii. November 21, 2025 Presentation: TBD
For Action: Approval of Delegation of Legislative Testimony
For Action: Approval of the Draft 2025 TOD Council Annual Report
Possible 2026 Legislation

Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
Announcements

- iii. December 2025 No Meeting
- iv. January 16, 2026 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

c. **Other**

10. **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, September 16, 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.