

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 72**  
**Friday, July 18, 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/01TODCMTG/20250718/GMT20250718-193344\\_Recording\\_gallery\\_1920x1080%20\(1\).mp4](https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20250718/GMT20250718-193344_Recording_gallery_1920x1080%20(1).mp4)

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| Members/<br>Designees<br>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>David DePonte, Department of Accounting and General Services (DAGS)</p> <p>Nancy McPherson, Department of Hawaiian Home Lands (DHHL)</p> <p>Heidi Hansen Smith, Department of Health (DOH)</p> <p>Malia Taum-Deenik, Department of Human Services (DHS)</p> <p>Ryan Tam, Hawai'i Community Development Agency (HCDA)</p> <p>Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)</p> <p>Michael Shibata, University of Hawai'i (UH)</p> <p>Tim Streitz, City and County of Honolulu (City)</p> <p>Bethany Morrison, County of Hawai'i (COH)</p> <p>Jodi Higuchi Sayegusa, County of Kaua'i (COK)</p> <p>Cathy Camp, Central Pacific Bank, Business Representative</p> <p>Laura Kodama, Castle and Cooke, Developer Representative</p> <p>Ramona Mullahey, U.S. Housing &amp; Urban Development, Honolulu Office (HUD) (Ex-officio)</p> |
| Members/<br>Designees<br>Excused:             | <p>Brooke Wilson, Office of the Governor (GOV)</p> <p>Keith Hayashi, Department of Education (DOE)</p> <p>Dawn Chang, Department of Land and Natural Resources (DLNR)</p> <p>Tommy Johnson, Department of Corrections and Rehabilitation (DCR)</p> <p>Ed Sniffen, Department of Transportation (DOT)</p> <p>Brennon Morioka, Stadium Authority (SA)</p> <p>Representative Luke Evslin, House of Representatives</p> <p>Senator Chris Lee, State Senate</p> <p>Mayor Richard Bissen, County of Maui (COM)</p> <p>Kevin Carney, Housing Advocate</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Other<br>Designees/<br>Alternates<br>Present: | <p>Seiji Ogawa, OPSD</p> <p>Randy Chu, HHFDC</p> <p>Ben Park, HPHA</p> <p>Shannon Arquitola, COH</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| TOD Council<br>Staff:                         | <p>Ruby Edwards, OPSD</p> <p>Carl Miura, OPSD</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

1. **Call to Order**

Dean Minakami, Co-chair, called the meeting to order at 9:34 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of June 20, 2025 Meeting**

The June 20, 2025 TOD Council Meeting Minutes were approved as circulated.

4. **For Discussion & Action: Establishment of a Permitted Interaction Group (PIG) to Update the State TOD Strategic Plan**

Seiji Ogawa explained that this was initiated because Act 159 was signed into law this past session. The new statute should strengthen transit-oriented development efforts statewide, enabling the following: (1) RHRF funding for mixed-income housing in TOD areas, (2) alignment of Hawai'i Community Development Authority (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.

Item #3 requires the identification of county-designated TOD areas in the TOD Strategic Plan to ensure alignment with County plans and directed growth strategies, which will provide direction and clarity for TOD project planning and infrastructure investment statewide and strengthen State and County coordination of infrastructure and development in high-priority TOD and infill development areas.

The proposal recommended that Mary Alice Evans serve as chair for the PIG and the County Planning Departments' designees act as co-chairs for their respective County tasks. Membership will consist of Office of Planning and Sustainable Development (OPSD), the County Planning Departments representing the Counties (4), Hawai'i Community Development Authority (HCDA), Hawaii Housing Finance and Development Corporation (HHFDC), Department of Accounting and General Services (DAGS), and Department of Transportation (DOT). The County Planning Departments will be asked to assist with facilitating participation of their mayors' offices and the County agencies representing transportation, transit services, public works, housing and economic development, as needed.

**Action:** It was moved by Mary Alice Evans and seconded by Hakim Ouansafi to approve the establishment of a PIG to update the State TOD Strategic Plan as set out. Motion was approved.

5. **Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force, Act 133 (2025), HB 1406, CD 1**

***Representative Greggor Ilagan, House of Representatives***

Representative Greggor Ilagan explained that the central question before the SPEED Task Force is how to simplify permitting in Hawai'i. Acknowledging the many different permits, approvals, and regulatory processes across the State, he stressed the importance of approaching reform incrementally—"one brick at a time." The first "brick" the task force will focus on is building permits. The second brick is Chapter 6E Historic Preservation compliance under Department of Land and Natural Resource's (DLNR) State Historic Preservation Division (SHPD). The third is Individual Wastewater System (IWS) permit approvals under the Department of Health (DOH).

These areas were identified as priority concerns raised frequently by community members and businesses.

Representative Ilagan then noted the system currently in place. Kaua'i County, for example, has been fully paperless since 2013 and now uses Click2Gov and ePlan software. Hawai'i County launched a unified permitting system in 2021, consolidating building, plumbing, and electrical permits. Maui followed in 2022 with its MAPPS system, and Honolulu is expected to launch HNL Build this year. DLNR SHPD uses the HICRIS web-based application for historic preservation compliance, while the DOH uses the eHawaii system for IWS applications.

The task force's goal is to make permitting simpler and enabling effective tracking. It will examine these permitting systems through the lens of four primary user groups: new homeowners, family businesses, residential developers, and commercial developers. The task force intends to examine how these users experience permitting across different scenarios—new construction, renovations, and conversions—to better understand the process and find opportunities for streamlining. The first meeting is tentatively scheduled for September 11, 2025, at the State Capitol and will feature six presentations, including from County agencies that will share their permitting processes and digital tools.

Laura Kodama asked how the task force would ensure input from actual users of the permitting process, including the general public and developers. Representative Ilagan confirmed that users, such as Christine Camp, are part of the group. He encouraged individuals who might want to participate to contact him via email [repillagan@capitol.hawaii.gov](mailto:repillagan@capitol.hawaii.gov).

**PRO Housing Grant Update:** Following Representative Ilagan's remarks, Ogawa reported that the action plan for the PRO Housing grant was approved by the Department of Housing and Urban Development (HUD). Evans thanked the HUD Honolulu Office for their assistance in applying for the grant and helping OPSD move it through the process. This will allow activities to begin, which will include identifying barriers to housing production, focusing particularly on permitting and policy issues. These efforts are intended to complement the SPEED Task Force's work, creating synergy between the two initiatives.

Recruitment is underway for two new positions. Ogawa requested that person with housing experience be referred to the Department of Human Resources Development non-civil service jobs webpage.

6. **Informational Presentation: Transportation Demand Management (TDM) Study, O'ahu Metropolitan Planning Organization (O'ahu MPO)**

*Kiana Otsuka, O'ahu MPO*

Kiana Otsuka presented findings from the State Government Employee Transportation Demand Management (TDM) Study, funded with federal planning funds and matched by the Hawai'i State Energy Office via the U.S. Climate Alliance. She explained that TDM strategies aim to reduce traffic and emissions by encouraging transit, carpooling, biking, and telework, while making more, efficient use of existing transportation infrastructure. Five program goals were set: reducing vehicle miles traveled (VMT), improving quality of life, addressing retention challenges, making benefits more competitive, and maximizing existing facilities. Examples include subsidized transit passes, bike and scooter facilities when retrofitting buildings, satellite offices, and supportive zoning policies. She highlighted successful programs in Honolulu, Los Angeles, and California as models.

The study looked at existing benefits for State employees such as Flex Park, Pre-Tax Transportation Benefit, and Secure Bike Parking Pilot Parking Programs. It included over 4,000 survey responses. Results showed State employees drive alone more than the O'ahu average while many live within short travel distances of work. State employees take transit and use more active modes of transportation than the O'ahu average. Employees overwhelmingly supported a fully subsidized transit pass. The analysis also identified opportunities tied to the Skyline rail route and wanting flexibility when selecting their form of transportation. This information also informed several legislative proposals on transit subsidies, parking reform, and telework last session.

Tim Streit asked about the low participation in the DAGS bike storage pilot, and Otsuka pointed to awareness gaps and cost inequities. Nancy McPherson (DHHL) shared her commuting experience from the Windward side, recalling that traveling by bus to Kapolei often required three transfers and could take up to two hours. Even with the Skyline rail now operating, she noted that the commute remains lengthy and emphasized the need to extend the rail line to Kapolei and improve bus connections from Windward O'ahu to the Stadium station. She reminded members that the original vision had been to relocate State offices to Kapolei, which would have helped balance commuting patterns.

The presentation closed with a call to integrate TDM strategies into planning and facility management to support sustainable commuting for State employees. Otsuka also shared a list of suggestions for the TOD Council, including prioritizing locations near high quality transit locations when siting government offices and adopting TDM checklists for building/facility design to support transportation choices.

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

Ogawa announced OPSD issued an RFP to State and County agencies on FY 2026 Statewide TOD CIP Planning Funds. The program is intended to catalyze projects that advance TOD and affordable housing, mixed-use, walkable communities in transit-rich areas. It will fund planning efforts where co-location, intensive interagency coordination, or innovative approaches are needed or being considered. Eligible uses include pre-planning, master planning, feasibility and cost studies, infrastructure assessments, preparation of environmental review documents, and coordination of TOD project activities.

A pre-application informational meeting was held on Wednesday, July 16, 2025. Several of the agencies expressed interest in applying. He thanked the participants for attending. The deadline for submitting proposals is Friday, August 22, 2025, 4 p.m. In the meantime, if agencies have any questions, he encouraged them to reach out to OPSD.

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**

• **Hālawā-Stadium**

New Aloha Stadium Entertainment District (NASED). David DePonte reported that they are planning to execute all of the agreements in August 2025.

- Iwilei-Kapālama  
City and County of Honolulu (City) Kūwili Station TOD Redevelopment Area Master Planning (RAMP). Tim Streitz said that the City awarded the contract for master planning to DTL in partnership with BDP Quadrangle of Toronto, Canada, Nippon Koei of Japan, and Wilson Okamoto of Honolulu. They are currently working on finalizing the contract and hoping to get the project going in the next few months.

**b. State and County Projects—Kaua'i**

- County of Kauai (COK) Lihue Town TOD Multifamily Housing Feasibility Study. Jodi Higuchi Sayegusa reported that the project is midway through its feasibility analysis. The team is contacting key developers and landowners to gauge interest in the building prototypes and capacities developed. As part of the form-based code project, she will take a team to Berkeley, California, to attend a training session organized by Opticos.
- Department of Corrections and Rehabilitation (DCR) New Kauai Community Correctional Center. Alden Yago mentioned that they are doing their due diligence looking at land entitlement, etc. to eventually acquire land for the project.

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

- County of Hawai'i (COH) General Plan. Bethany Morrison said that their draft general plan is being considered by the Hawai'i County Council Planning Committee. It includes land use designations for urban centers.
- COH Kukuiole and Village 9 Affordable Housing. Neil Erickson reported that they selected Group 70 for the Kukuiole Phase 3 Multifamily Housing and had a kickoff meeting last week for the feasibility and needs assessment. They should be able to provide design concepts and some programmatic ideas on what can be included and how it is going to be phased.
- University of Hawai'i – Hilo, Hale Kawili Apartments (private student apartments). As of July 1, 2025, ownership has been transferred from Adult Student Housing to Community Development Alliance Corporation, a not-for-profit organization. The 100- unit 2- and 3-bedroom apartment building will remain open to serve university students. During the new 45-year ground lease period, they will be working on new plans to either renovate or redevelop the facility.

**9. Announcements**

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

Minakami encouraged everyone to register for 2025 HCPO Conference, which is being hosted by OPSD along with the American Planning Association (APA)-Hawai'i Chapter. Space is still available. It promises to be a diverse one—taking up issues impacting the State, including climate resiliency, affordable housing, and tools and strategies to increase resiliency in our communities and natural environment. The registration link for the HCPO 2025 Conference can be found at the OPSD website if interested.

Evans shared that the program is still being finalized. It will feature sessions related to TOD including breakout session on Hawai'i's housing market, private-public partnership (P3), and Iwilei TOD regional frame work. Also, the organizers are trying to put together workshop on user-based guidelines for moderate density TOD. Most of the mobile workshops are full except

for one. The breakout session are all day on Thursday and on Friday morning. Training sessions will be offered on Friday afternoon. She thanked everyone for signing up and is looking forward to seeing everyone.

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

- i. August 2025      No Meeting
- ii. September 19, 2025      Presentation: HHFDC's Hawai'i Housing Planning Study (tentative)  
Presentation: Teacher Workforce Needs Survey Findings (tentative)  
For Action: Projects Proposed for Inclusion in the State TOD Strategic Plan  
FY2026 Statewide TOD CIP Planning Fund Awards  
HCPO Highlights  
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development  
Announcements
- iii. October 2025      No Meeting
- iv. 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

**c. Opportunity Zone 2.0 Workshop, August 13, 2025, 9 a.m., sponsored by HUD.**

Join at Zoom Meeting link below

<https://us06web.zoom.us/j/89282043455?pwd=I2X7rSNFyObJiVFeMULkES0mOaDWL2.1>

Ramona Mullahey invited everyone to attend the Opportunity Zone (OZ) Workshop. Equity investments in OZs is one tool in a capital stack. She said there have been several changes to the law: it was made permanent, greater emphasis on rural areas, change in median income (AMI), and a nomination process for a new set of OZs in 2026. Milken Institute has a free platform providing a “dealroom” for users to help fund infrastructure. The goal is to expand the tool box and global resources to the State to support projects that are important for the community.

Minakami thanked Mullahey for organizing this event. He encouraged everyone to share the meeting link. He asked if anyone would like OPSD to forward the meeting link to please contact Carl Miura.

**d. Other**

**9. Adjournment**

There being no further business, the meeting was adjourned at 10:44 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: Representative Greggor Ilagan  
Aaron Setogawa, OPSD  
Alik  
Alissa Ji  
Brian Lee, Hawai'i Labor & Employer Cooperation and Education Trust (LECET)  
Chico Figueiredo, Governor's Housing Team  
Chris Sadayasu, Stadium Authority (SA)  
KB Chun  
David Kobayashi, OPSD  
Franz Krintz, City Department of Planning and Permitting (DPP)  
Jess Eballar, DAGS  
Jonathan Vuylsteke, Honolulu Authority for Rapid Transit (HART)  
Katie Rooney, Ulupono Initiative  
Keith C.  
Kiana Otsuka, O'ahuMPO  
Laren Austace  
Lauren Primiano, OPSD  
Lee Tokuhara  
Lindsay Apperson, Governor's Housing Team  
Lisa Emerson  
Neil Erickson, County of Hawai'i Office of Housing and Community Development (OHCD)  
Pane Meatoga, III, Operating Engineers Local 3  
Rick Daysog, Governor's Office  
Savannah Harriman-Pote, Hawai'i Public Radio  
Shana Merrifield  
Susie Fong, U.S. Navy  
Tami Whitney, Governor's Housing Team  
Alden Yago, DCR