

Hawai‘i Interagency Council for Transit-Oriented Development
September 19, 2025
Agenda Item 3. Permitted Interaction Group (PIG)
to Update the State TOD Strategic Plan

The Office of Planning and Sustainable Development (OPSD) and the TOD Council Co-chairs recommend the following course of action to establish a Permitted Interaction Group (PIG) to identify and incorporate transit-oriented development (TOD) areas for each County in the [State Strategic Plan for Transit-Oriented Development](#) (TOD Strategic Plan), pursuant to Act 159, Session Laws of Hawai‘i (SLH) 2025, House Bill (HB) 1409, Conference Draft (CD) 1.

A. Purpose and Tasks

The purpose of the PIG is to update the TOD Strategic Plan in response to Act 159, SLH 2025 and identify other revisions to the Strategic Plan or TOD Council activities that could strengthen TOD implementation statewide. The specific tasks for the PIG are to:

- (1) Identify areas to be incorporated as TOD areas for each County pursuant to Act 159, SLH 2025 (HB 1409, Conference Draft (CD) 1);
- (2) Determine how these areas should be incorporated in the TOD Strategic Plan;
- (3) Determine other revisions or updates needed to the Strategic Plan and its TOD Projects list and recommendations for a process and timeframe, as needed, for updating the TOD Strategic Plan accordingly; and
- (4) Identify other actions or policies the TOD Council could pursue to advance TOD and facilitate TOD implementation statewide.

B. Background

Act 159, SLH 2025 (see Attachment 1) amends Hawai‘i Revised Statutes (HRS) § 226-63 to require that the TOD Strategic Plan issued by the TOD Council include county-designated TOD areas for each County. Act 159 also clarifies provisions for the TOD Infrastructure Improvement Program under the Hawai‘i Community Development Authority—requiring consideration of infrastructure needs aligned with transit-supportive density thresholds in county-designated TOD areas in addition to consideration of the TOD Strategic Plan and projects that further implement the TOD Strategic Plan and projects identified therein. The identification of county-designated TOD areas in the TOD Strategic Plan ensures alignment with County plans and directed growth strategies, provides direction and clarity for TOD project planning and infrastructure investment, and strengthens the framework for State and County coordination on infrastructure and development in high-priority TOD and infill development areas.

The State TOD Strategic Plan issued in 2017 provides a statewide framework for TOD, but does not currently identify or map the general boundaries of priority TOD areas statewide with the exception of the three State TOD areas of Iwilei-Kapalama, Hālawā -Stadium, and East Kapolei on O‘ahu. The proposed PIG will enable the State TOD Program to work with County agencies and key stakeholders to address that gap and develop recommendations for the inclusion of County TOD areas in the State TOD Strategic Plan pursuant to Act 159.

C. **Proposed Permitted Interaction Group for the Update of the State TOD Strategic Plan**

The TOD Co-chairs recommend the establishment of a PIG to undertake tasks related to developing and coordinating with the Counties to identify TOD areas for each county and to determine other additional updates to the State TOD Strategic Plan that may be required. The scope of work and tasks and timeline for the PIG are broadly described below. The PIG may amend the scope of work, activities, and schedule as needed to accomplish defined tasks.

1. **Scope of Work**

- a. Review Act 159, SLH 2025 requirements to interpret legislative intent and required outcomes related to TOD area delineation; amend PIG tasks and scheduled as needed.
- b. Establish criteria for identifying County TOD areas, such as proximity to existing and planned transit, County plans, zoning, infrastructure capacity, housing needs, and economic development potential.
- c. Develop options for incorporation of County TOD areas in the State TOD Strategic Plan.
- d. Consultation with County agencies to identify and map TOD area boundaries based on agreed-upon criteria for each County.
- e. Identification of other revisions or updates that may be desired with this update of the State TOD Strategic Plan.
- f. Development of recommendations for the update of the State TOD Strategic Plan and incorporation of County TOD areas in the Plan.
- g. Report findings and recommendations to the TOD Council related to incorporation of County TOD areas in the Plan and other proposed revisions.

2. **Proposed Timeline**

Milestone	Target Date
• PIG Formation & Kickoff	No later than November 2025
• County Consultations on TOD areas & Adoption Process	October 2025-May 2026
• Draft TOD Area Boundaries	December 2025
• Development of Recommendations on Strategic Plan and TOD Area Adoptions	January 2026
• Report on Findings & Recommendations to TOD Council	May 2026 Meeting

C. Recommendation for Action

The TOD Co-chairs recommend the TOD Council approve the following:

- a. Establishment of a Permitted Interaction Group to identify county-designated TOD areas and develop recommendations to incorporate these TOD areas and other updates as required in the State TOD Strategic Plan, with modifications to members, tasks, and timeframes as agreed to during discussion of this Agenda Item; and
- b. Designation of the following as PIG members and co-chairs:
 - **Office of Planning and Sustainable Development**, Mary Alice Evans or designee/s, Co-Chair
 - **County Planning Departments**, designee and alternates to be determined by the departments, Co-Chairs for County-specific tasks and activities
Planning Departments are requested to invite participation from mayors' offices and agencies representing transportation and transit services, public works, housing, and economic development, etc. as needed.
 - **Hawai'i Community Development Authority**
 - **Hawai'i Housing Finance and Development Corporation**
 - **Department of Accounting and General Services**
 - **Department of Transportation**
 - **Department of Land and Natural Resources**

Other stakeholders may be invited to participate in PIG activities if agreed upon by the PIG members.