



**Hawai‘i Interagency Council  
for Transit-Oriented Development (TOD Council)  
Meeting No. 75**  
**NOTICE OF MEETING AND AGENDA**  
**Friday, January 16, 2026**  
**9:30 – 11:30 AM**

**Virtual meeting information:**

For videoconference participation:

<https://us06web.zoom.us/j/84193114342?pwd=3UWtBf5FVPJyXd3MTioP0iu1b9seuO.1>

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

(719) 359-4580

Meeting ID: 841 9311 4342

Passcode: 979506

**In-person meeting location:**

Office of Planning and Sustainable Development, 6<sup>th</sup> Floor Conference Room

State Office Tower - Leiopapa A Kamehameha Building

235 South Beretania Street, Honolulu

**1. Call to Order and Roll Call/Introductions**

**2. Approval of Minutes of November 21, 2025 Meeting**

**3. Informational Presentation: Mass Timber in Hawai‘i**

Dean Sakamoto, Dean Sakamoto Architects

*This brief presentation will highlight takeaways from the Future of Mass Timber in Hawaii panel discussion held in October 2025 and its potential for use in Hawai‘i housing projects.*

**4. Informational Presentation: Dynamic Infrastructure Coordination and Execution (DICE) Model for Iwilei**

Lance Wilhelm, The Wilhelm Group

*Presentation on the Hawai‘i Housing Finance and Development Corporation (HHFDC) initiative, specifically designed to address regional infrastructure implementation barriers to affordable housing development in Iwilei.*

**5. TOD-Related Legislation and TOD-Related CIP Budget Requests**

- *Review of preliminary list of TOD-related CIP Projects from the State Executive Budget and legislative proposals. Additional TOD-related CIP items may be added for consideration for funding by the 2026 State Legislature during the February 20, 2025 TOD Council meeting.*
- *Review of bills of interest to the TOD Council and/or for consideration for TOD Council Co-Chair testimony.*

**6. 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
  - Hālawa-Stadium
  - Iwilei-Kapālama
- b. **State and County Projects—Kaua‘i**
- c. **State and County Projects—Hawai‘i**
- d. **State and County Projects—Maui**

7. **Announcements**

- a. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**
- b. **Council Resources Available: 2026 Meeting Calendar (Posted); 2025 TOD Council Annual Report (To Be Posted)**
- c. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**
  - i. February 20, 2026      TOD Project Presentation: County of Kaua‘i TOD Infill Development  
TOD Project Presentation: Kilauea Town Affordable Housing Expansion and update on the Waimea 400 Housing Project  
TOD Project Presentation: Kukuiola and Village 9 Affordable Housing Project (Tentative)  
Action Item: TOD-Related Capital Improvement Project (CIP) & General Fund Budget Requests—TOD Council  
Recommendations for Funding by the 2026 Legislature  
Update on TOD-related Legislative Proposals  
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development Announcements
  - ii. March 2026      No Meeting
  - iii. April 17, 2026      Presentation: TBD  
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature  
Update on TOD-related Legislative Proposals  
Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development Announcements
- d. **Other**

8. **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), 6<sup>th</sup> 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](mailto: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](mailto: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, January 13, 2026, 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](mailto: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.