



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 76
NOTICE OF MEETING AND AGENDA
Friday, February 20, 2026
9:30 – 11:30 AM**

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/81634748330?pwd=SkGbOMGb1xOHSXfrmobbGfYCe7jflr.1>

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

(719) 359-4580

Meeting ID: 816 3474 8330

Passcode: 521100

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

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of January 16, 2026 Meeting**
3. **For Discussion & Action: TOD-Related Budget Requests for Recommendation to the 2026 Legislature**
Discussion and action on list of TOD-related budget requests for Fiscal Year 2026-2027 to be recommended for funding by the 2026 State Legislature. See TOD-Related Budget requests in the draft letter in the meeting materials.

State Budget (HB 1800/SB 2500)

Hawai'i Housing Finance and Development Corporation (HHFDC) – Cash Infusion for Dwelling Unit Revolving Fund Infusion, Statewide (BED160); Construction. FY2027 \$40,000,000

HHFDC – Cash Infusion for Rental Housing Revolving Fund for Affordable Housing (RHRF), Statewide (BED160). Construction. FY2027 \$50,000,000

HHFDC – Cash Infusion for RHRF Tier II, Statewide (BED160). Construction. FY2027 \$50,000,000

Hawai'i Community Development Authority (HCDA) – Plans to Prepare an EIS for TOD Infrastructure Projects, Development and Master Plan Implementation in East Kapolei, O'ahu (BED150). Planning. FY2027 \$1,000,000

Department of Corrections and Rehabilitation (DCR) – New O‘ahu Community Correctional Center Facility (OCCC), O‘ahu (PSD900). Plans, Land Acquisition, Design, and Construction. FY2027 \$15,000,000

University of Hawai‘i (UH) - Kaua‘i Community College, Student, Faculty/Staff, and Workforce Housing, Kaua‘i (UOH900). Plans, Design, and Construction. FY2027 \$10,000,000

Department of Accounting and General Services (DAGS), Public Works-Planning, Design & Construction (AGS221). Special Project Branch. FY2027 \$728,927

Action: Council approval of transmittal of TOD Budget Request Recommendation to the Legislature.

4. **TOD Project Presentation: County of Kaua‘i (COK) Lihu‘e Town Infill Development**
Stefan Pellegrini and Kiara Gutierrez, Opticos Design, Inc.
Presentation will discuss housing prototypes, recommendations for implementation pathways to encourage infill redevelopment, including regulatory requirements, zoning amendments, and other actions to reduce risk for infill redevelopment projects and provide data for determining infrastructure requirements for infill housing. The Project was funded with FY2025 TOD CIP Planning Funds.
5. **TOD Project Presentation: COK Kilauea Town Affordable Housing Expansion Project and Waimea 400 Affordable Housing Project Update**
Steven Franco and Alison Rettig, COK Housing Agency
Presentation will go over master planning, predevelopment engineering, and technical studies for a master planned residential community adjacent to Kilauea Town Center, which will provide over 310 affordable housing units on approximately 48 acres. Also, the COK Housing Agency will provide a brief update on the Waimea 400 Project. The Project was funded with FY2023 TOD CIP Planning Funds.
6. **TOD Project Presentation: County of Hawai‘i (COH) Kukuiola and Village 9 Permanent Transitional Housing**
Chretien Macutay, Group 70
The presentation will cover Phase 3 of the project and the conceptual master plan being developed. The Project is expected to have up to 160 permanent supportive housing units and support facilities in Kona. It was funded with FY2024 TOD CIP Planning Funds.
7. **TOD-Related Legislative Proposals in the 2026 Legislative Session**
Review of TOD-related bills and resolutions in the 2026 legislative session that are of interest to the TOD Council and important to the performance of its duties. Please refer to the meeting materials packet for a full list of bills being tracked as of the meeting materials distribution date. Note that additional bills may be discussed. The following are highlighted for the TOD Council. Bill proponents may be asked to brief the Council on specific measures.
 - HB 1718/SB 2748/SB 3036 – Relating to Housing
Repeals the sunset date of Act 45, Session Laws of Hawai‘i 2024, thereby making permanent the authority of the counties to share in facilitating the development, construction, financing, refinancing, or other provision of mixed-use developments, including low- and moderate-income housing projects, and issue county bonds for this purpose.

- HB 1701/SB 2356 - Relating to Parking
Prohibits minimum off-street parking requirements for new developments or redevelopment projects located in transit-oriented development infrastructure improvement program areas.
- HB 1739 – Relating to Transit-Oriented Development
Prohibits the counties from enacting an ordinance, rule, regulation, development standard, zoning provision, or other land use control that restricts the development of transit-supportive densities in county-designated transit-oriented development zones and transit-oriented development infrastructure improvement program areas.
- HB 1726 – Relating to Housing
Requires the Office of Planning and Sustainable Development (OPSD), in collaboration with other agencies, to study options for and coordinate the development of a shared statewide housing and infrastructure data platform to inform agency decision-making and state housing and infrastructure investments. Includes the development of a model that assesses the fiscal impacts of development and regional infrastructure investments. Appropriates funds.
- SB 2068 – Relating to Affordable Housing
Establishes the Affordable Housing Land Inventory Task Force within the OPSD to conduct a study, subject to legislative appropriation, on how to maximize housing development in transit-oriented development zones or other areas on state or county lands. Requires a report to the Legislature. Appropriates funds. Effective 7/1/2050.
- SB 2422/HB 1922 – Relating to Housing
Establishes the Pro-Housing Score Program to evaluate each county's performance in expanding housing opportunities and reducing regulatory barriers. Requires the counties to publish their respective pro-housing scores online and HHFDC to publish certain related information and data on a public dashboard. Establishes criteria for deeming a county noncompliant. Establishes builder's remedies for certain housing projects in transit-oriented development areas. Specifies that if a county is deemed noncompliant, the planning director or an equivalent county officer responsible for land use approvals are responsible for approving or denying certain affordable housing development applications. Establishes procedures for certain transit-oriented development housing project appeals. Appropriates funds.
- SB 3079/HB 2260 – Relating to Hawai‘i Housing Finance and Development Corporation
Makes the DURF Equity Pilot Program permanent, with modifications. Repeals the sunset date for Act 92, Session Laws of Hawai‘i 2023.
- SB 2341/HB 1710 – Relating to Historic Preservation.
Authorizes State Historic Preservation Division (SHPD) to conduct a phased review of a proposed project on private property under certain circumstances. Amends the process and deadlines by which SHPD must provide written concurrence or non-concurrence for a proposed project on private property or other project that requires entitlement for use, after which concurrence may be assumed and the project may proceed.

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. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**
- b. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**
 - i. March 2026 No Meeting
 - ii. April 17, 2026 Presentation: School Facilities Authority: New Tools and Approaches for Facility Design and Development
Update on TOD-Related Capital Improvement Project (CIP) & General Fund Budget Request Recommendations to the Legislature
Update on TOD-related Legislative Proposals
For Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development
 - iii. May 2026 No Meeting
- c. **Mass Timber Workshop, May 15, 2026 (Tentative)**
- d. **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, February 17, 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 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.