

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 75
Friday, January 16, 2026
9:30 am

Office of Planning and Sustainable Development
235 South Beretania Street. 6th Floor
Honolulu, Hawai'i 96813
and Via Videoconference

https://files.hawaii.gov/dbedt/op/lud/01TODCMTG/20260116/GMT20260116-193259_Recording_gallery_2880x1920.mp4

Members/Designees Present:

Leo Asuncion, Office of Planning and Sustainable Development (OPSD), Co-Chair
Randy Chu, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair
Scott Glenn, Office of the Governor
Gordon Wood, Department of Accounting and General Services (DAGS)
Nancy McPherson, Department of Hawaiian Home Lands (DHHL)
Lola Irvin, Department of Health (DOH)
Malia Taum-Deenik, Department of Human Services (DHS)
Luke Sarvis, Department of Land and Natural Resources (DLNR)
Harold Alejandro, Department of Corrections and Rehabilitation (DCR)
Ryan Tam, Hawai'i Community Development Agency (HCDA)
Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA)
Michael Imanaka, Stadium Authority (SA)
Michael Shibata, University of Hawai'i (UH)
Representative Luke Evslin, House of Representatives
Tim Streit, City and County of Honolulu (City)
Bethany Morrison, County of Hawai'i (COH)
Jodi Higuchi Sayegusa, County of Kaua'i (COK)
Scott Forsythe, County of Maui (COM)
Cathy Camp, Central Pacific Bank, Business Representative
Kevin Carney, Affordable Housing Connections LLC, Housing Advocate
Laura Kodama, Castle and Cooke, Developer Representative
Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)

Members/Designees Excused:

Keith Hayashi, Department of Education (DOE)
Ed Sniffen, Department of Transportation (DOT)
Senator Chris Lee, State Senate

Other Designees/Alternates Present:

David DePonte, DAGS
Ben Park, HPHA

TOD Council Staff:

Ruby Edwards, OPSD
Carl Miura, OPSD
Rachel Beasley, OPSD

1. **Call to Order**

Leo Asuncion, Co-chair, called the meeting to order at 9:33 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. Mary Alice Evans and Dean Minakami were attending the Finance Committee Hearing.

Luke Sarvis was introduced as the new designee for Department of Land and Natural Resources (DLNR).

3. **Review and Approval of Minutes of November 21, 2025 Meeting**

The November 21, 2025 meeting minutes were approved as corrected.

- Sarvis was not at the last meeting.
- Fix formatting issue on item #9.

4. **Informational Presentation: Mass Timber in Hawai'i**

Dean Sakamoto of the SHADE Institute provided an overview of mass timber construction and its potential use for housing and institutional projects in Hawai'i. The presentation explained that mass timber is a pre-engineered wood product, including glue-laminated timber and cross-laminated timber panels. Variations of mass timber have been used internationally for nearly 100 years and have become more widely adopted in the United States in recent decades.

Both costs and savings should be considered when evaluating potential use of mass timber. For projects completed by Swinerton, mass timber demonstrated a significantly lower global warming potential – approximately a 60 percent reduction in embodied carbon compared to steel and concrete. Also, mass timber buildings are lighter than steel or concrete structures, so foundation costs are less. However, shipping costs and other items like exterior cladding requirements for taller buildings were identified as factors that must be weighed.

Technical considerations specific to Hawai'i were also discussed, including fire safety, termites, moisture protection, and building code compliance. Mass timber is classified as Type IV heavy timber under the building code. Additional benefits highlighted included safer job sites, reduced construction waste, and potential labor efficiencies. It was noted that mass timber projects require early design decisions, as components must be fully pre-designed and prefabricated, making traditional design-bid-build procurement less suitable.

Kalani Fronda and Elijah Davidson with Department of Hawaiian Home Lands (DHHL) shared perspectives based on research and site visits, including attendance at national conferences and tours of mainland projects. While initial concerns focused on cost, these experiences highlighted the potential for mass timber to support durable, culturally appropriate, and sustainable housing. The discussion also identified opportunities for modular construction, development of local forestry and manufacturing industries, and strengthened interagency partnerships, while advancing long-term housing goals for beneficiaries.

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

Lance Wilhelm with The Wilhelm Group presented an overview of the Dynamic Infrastructure Coordination and Execution (DICE) Plan, a collaborative effort with Hawai‘i Housing Finance and Development Corporation (HHFDC) and Move Oahu Forward to better connect infrastructure planning with housing development in the Iwilei–Kapālama-Kalihi area. This is the next developable region with a few large landowners all having housing plans. The presentation explained that the objective focuses on identifying infrastructure investments needed to facilitate housing development. It also looks at how planned housing helps set infrastructure priorities. The work builds on existing plans for the area and addresses a key gap by linking housing projects with infrastructure needs and housing units.

The DICE plan engages landowners, developers, utilities, and public agencies. A shared inventory of infrastructure projects and housing units is being developed. Infrastructure was defined broadly to include water, wastewater, energy, drainage, mobility, connectivity, access, and public spaces. The model is data-driven and intended to improve predictability, faster delivery of housing, reduce repeated construction, and better connect infrastructure spending to housing outcomes. Drainage and flood mitigation were highlighted due to sea level rise, updated flood maps, and ongoing flooding challenges.

The discussion noted benefits for both public and private stakeholders, including clearer infrastructure timelines, better information to support funding decisions, and the ability to deliver housing more quickly with fewer community impacts, lower utility costs, and more resilient infrastructure. The model will be available as a tool and regularly updated. The project started in April 2025, and it should be completed in September 2026. Next steps include sharing early versions of the model with various stakeholders and ongoing coordination. Council members asked questions about timelines, financing options such as tax increment financing, coordination across multiple landowners, multimodal access, public health considerations, and the use of innovative infrastructure technologies.

6. **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, 2026 TOD Council meeting.* Asuncion provided an overview of the annual process for compiling a preliminary list of TOD-related capital improvement projects based on the Executive Budget. The preliminary list included in the meeting materials reflects projects identified to date and is intended to support Council’s awareness, coordination, and prioritization. Several projects were highlighted:
 - HHFDC Cash infusion for: Dwelling Unit Revolving Fund (DURF), Construction, \$40 million; Rental Housing Revolving Fund (RHRF) for Affordable Housing, Construction, \$50 million; and Rental Housing Revolving Fund Tier II, Construction, \$50 million.
 - Hawai‘i Community Development Authority (HCDA) East Kapolei TOD Infrastructure. Programmatic Environmental Impact Statement (EIS). \$1 million.
 - Department of Corrections and Rehabilitation (DCR). New O‘ahu Community Correctional Center Facility (OCCC). Plans, design, and construction. \$15 million.

- University of Hawai‘i (UH) - Kaua‘i Community College, Student, Faculty/Staff Housing. Plans, design, and construction. \$10 million.

No Council action was requested at this meeting. Agencies were encouraged to review the preliminary list and identify any additional State or County CIP requests, including Neighbor Island projects, for consideration at the February meeting. The overall list will continue to be refined as the legislative session progresses and additional items considered in the different versions of the State budget.

- *Review of bills of interest to the TOD Council and/or for consideration for TOD Council Co-Chair testimony.*

He also provided an update on the growing number of TOD- and housing-related bills being pre-filed for this legislative session. Most of the bills are currently being introduced in the Senate. Similar bills should be introduced on the House-side. Most of the measures are focused on affordable housing and infrastructure. As proposals are received, they are being reviewed, assigned, and coordinated as to which Department of Business, Economic Development, and Tourism (DBEDT) agency is going to take the lead and what position to take.

Representative Evslin mentioned that he is introducing several proposals including tax increment financing, conveyance tax increase with increased revenues from high-value non-owner-occupied properties going to DURF for infrastructure within TOD areas and DHHL for housing, establish minimum transit-supported density standards in county-designated TOD areas, and apply the international building code to triplexes and fourplexes through building code updates.

Also, City and County of Honolulu (City) is proposing to remove the sunset provision associated with Act 45 (2024).

Agencies were encouraged to share information on additional housing, infrastructure, or TOD-related measures for inclusion in a consolidated list to be reviewed at the February TOD Council meeting.

7. **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**

Due to time constraints, the Co-chairs decided to postpone Standing Reports until the February 2026 TOD Council meeting.

8. **Announcements**

a. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**

Asuncion said that OPSD has been working with the Counties to update the State TOD Strategic Plan. A pre-meeting was recently held to discuss scheduling and next steps, with meetings anticipated to begin in February and continue through March and April.

County representatives were thanked for their participation and collaboration in advancing these efforts. Continued coordination will support counties in identifying TOD areas pursuant to statutory requirements and furthering implementation activities. Additional information and scheduling details will be shared as they become available.

b. **Council Resources Available: 2026 Meeting Calendar (Posted); 2025 TOD Council Annual Report (To Be Posted)**

The 2026 TOD Council Meeting Calendar is available on the TOD Council website. OPSD is still working on some accessibility issues before the 2025 TOD Council Annual Report can be posted to the DBEDT and OPSD websites.

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: Kīlauea Town Affordable Housing Expansion and update on the Waimea 400 Housing Project
TOD Project Presentation: Kukuiola and Village 9 Affordable Housing Project (Tentative)
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
- 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
For Standing Report—TOD Project Updates on Projects in State Strategic Plan for Transit-Oriented Development

9. **Adjournment**

There being no further business, the meeting was adjourned at 11:27 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:

Ailina Laborte, City Department of Housing and Land Management (DHLM)

Brian Canevari, School Facilities Authority (SFA)
Brian Lee, Hawai'i Labor & Employers Cooperation and Education Trust (LECET) Fund
Carson Schultz, Hawai'i Public Housing Authority (HPHA)
Charlotte Yee, OPSD
Cheryl Ballisario, HHFDC
Chris Kinimaka, Department of Accounting and General Services (DAGS)
David Arakawa, Land Use Research Foundation (LURF)
Dayna Vierra, DLNR
Dean Sakamoto, SHADE Institute/Dean Sakamoto Architecture
Derek Wong, DLNR
Diana Setness, OPSD
Elijah Davidson, DHHL
Emily Cristobal
Franz Kraintz, City Department of Planning and Permitting (DPP)
James Gabriel
Timothy Hiu
James Morris
Jess Eballar, DAGS
Jonathan Chinen, Hawai'i Community Development Authority (HCDA)
JV
Kalani Fronda, DHHL
Raymond Kanna
Reginald King, OPSD
Karen Seddon, EAH Housing
Keola Jimeno, HHFDC
Kiana Otsuka, O'ahu Metropolitan Planning Organization (O'ahuMPO)
Lance Wilhelm, The Wilhelm Group
Lily Zheng, O'ahuMPO
Lindsay Apperson, Governor's Housing Team
Mark Chandler, HUD
Mark Ladao, Hawai'i Public Radio
Mia Checkley, Swinerton
Michele Otake, Castle and Cooke
Michelle Kaneko, HCDA
Nathalie Razo, PBR Hawai'i
Neil Erickson, County of Hawai'i Office of Housing and Community Development
Ray Severn, DLNR
Sharon Gi, SGI Consulting
Alden Yago, DCR