

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 76
Friday, February 20, 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/20260220/GMT20260220-192922_Recording_gallery_1920x1200.mp4

Members/Designees Present:

Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair
Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair
David DePonte, 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)
Tammy Lee, Department of Transportation (DOT)
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)
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)
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:

Brooke Wilson, Office of the Governor (GOV)
Keith Hayashi, Department of Education (DOE)
Representative Luke Evslin, House of Representatives
Senator Chris Lee, State Senate
Cathy Camp, Business Community Representative

Other Designees/Alternates Present:

Leo Asuncion, OPSD
Seiji Ogawa, OPSD
Randy Chu, HHFDC
Ben Park, HPHA

TOD Council Staff:

Ruby Edwards, OPSD
Carl Miura, OPSD

Rachel Beasley, OPSD

1. **Call to Order**

Dean Minakami, Co-chair, called the meeting of the Hawai'i Interagency Council for Transit-Oriented Development (TOD Council) to order at 9:33 a.m.

2. **Introduction of Members**

Members and guests introduced themselves. Nancy McPherson announced that Ray Kanna would replace her as the DHHL representative at the next meeting.

3. **Review and Approval of Minutes of January 16, 2026 Meeting**

The January 16, 2026 meeting minutes were approved as circulated.

4. **For Discussion & Action: TOD-Related Budget Requests for Recommendation to the 2026 Legislature**

Leo Asuncion summarized the TOD Council's annual review of TOD-related budget requests that are recommended for funding by the State Legislature. The agenda and meeting materials provide a list of key operating and capital improvement project (CIP) requests identified by staff in the Executive Budget, House Bill (HB) 1800 and Senate Bill (SB) 2500, and a draft letter to the Legislature supporting the budget requests for TOD Council approval. The budget requests include the following items. Members were invited to identify any additional TOD-related budget requests that may not have been included in the list to ensure comprehensive support. No additional requests were raised during the discussion.

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 Recommendations to the Legislature.

A motion was made by Mary Alice Evans and seconded by Kevin Carney to endorse a letter to the Legislature supporting the list of TOD-related budget requests. The motion was approved hearing no objections.

5. **TOD Project Presentation: County of Kaua‘i (COK) Līhu‘e Town Infill Development**

Jodi Higuchi Sayegusa introduced Stefan Pellegrini and Kiara Gutierrez, Opticos Design, Inc., the consultants for the Līhu‘e Town Core Multi-Family Housing Study, which is a key step toward advancing workforce housing in the area. She briefly went over two other studies funded by the OPSD TOD CIP Planning grants that help to inform future “Kaua‘i-style” infill development including the ongoing wastewater infrastructure planning. Līhu‘e is designated as the island’s primary growth center in the Kaua‘i General Plan.

Stefan Pellegrini explained that this project builds on earlier work and expands the analysis to 29 opportunity sites within the town core. The study evaluated workforce housing infill opportunities, financial feasibility, and regulatory barriers, while identifying Līhu‘e as one of the most suitable locations on Kaua‘i for walkable infill development due to its role as the island’s primary transit hub and concentration of services. The presentation highlighted that parking requirements and construction type are the primary cost drivers. Opticos struggled to find mixed-use development prototypes that would be considered feasible at rents at 120% AMI or below although taller building without complex parking podiums approach feasibility. A “sweet spot” was identified in five-story stick-frame construction, which avoids the high costs of structured parking. The study also explored compact unit configurations and reduced parking ratios to improve feasibility. Based on site testing, Līhu‘e could accommodate approximately 40% to 80% of its projected housing need of about 4,600 units within the town core. Case studies included a 30-unit infill prototype and a larger approximately 300-unit development at the Līhu‘e Mill site using consolidated parking strategies.

Discussion noted that reduced parking ratios, including as low as 0.6 spaces per unit, may be feasible given Līhu‘e’s strong transit connectivity. Supporting strategies could include improved walkability, bike access, car sharing, and off-site parking, along with potential interest in unbundling parking costs from rent. The analysis included both public and private sites and used conventional financing assumptions as a stress test, with the understanding that subsidies or alternative financing could improve feasibility. Hard construction costs were estimated at approximately \$370 per square foot for stick-frame and \$450 per square foot for podium construction, with stick-frame buildings using modified Type V construction up to five stories.

Wastewater infrastructure was identified as a major constraint to increased density, and ongoing treatment and collection system studies, expected to be completed in 2026, will help inform future capacity and upgrades, though timing may not fully align with near-term housing development, highlighting the need for continued coordination. Beginning around 2028, the County anticipates updating the Līhu‘e Community Plan and Līhu‘e Town Core Urban Design Plan, land use maps, and special planning areas. Higuchi Sayegusa acknowledged the support of Governor Green, OPSD, and the Hawai‘i State Legislature in advancing TOD planning efforts on Kaua‘i.

6. **TOD Project Presentation: COK Kīlauea Town Affordable Housing Expansion Project and Waimea 400 Affordable Housing Project Update**

Steven Franco of the Kaua'i Housing Agency explained that the Kīlauea Town Affordable Housing Expansion Project involves a 50-acre site adjacent to the existing town core, originally identified in the 2006 Kīlauea Town Plan for future expansion, commercial center, affordable housing, and improved circulation. Building on this earlier work, the project has been refined through community meetings and design charrettes conducted in 2024 and 2025. The master plan includes the Ala Namahana Parkway bypass road to improve access between Kūhiō Highway, Kīlauea Road, Anaina Hou Community Park, and other destinations. It also incorporates transit stops and potential bus routes, pedestrian and bicycle connectivity, shared-use paths (including a connection toward Kalihawai Beach), and coordination with Safe Routes to School initiatives to support multimodal access.

Funding has been secured from multiple sources, including U.S. Department of Housing and Urban Development Community Development Block Grant-Disaster Recovery (HUD CDBG-DR) program and mitigation funds, State TOD CIP Planning FY 2023 funds, Community Development earmarks, and County general funds, with an additional approximately \$30 million anticipated for roadway and infrastructure improvements. The project is currently undergoing environmental review, expected to be completed in 2026, followed by a 201H application, and district boundary amendment. Construction is tentatively scheduled to begin in late 2028.

Discussion emphasized the importance of incorporating evacuation and emergency access into project design given increasing disaster risks. Traffic studies have been conducted to assess circulation and integration with existing conditions and further analysis will ensure adequate emergency access. Additional design considerations, such as fire lanes and alternative access points, may be explored as the project advances.

The Waimea 400 project involves a 417-acre County-owned parcel acquired in 2019, with a housing-focused master plan completed in 2025 following community engagement. The plan identifies housing areas supported by a network of internal roadways, multiple roundabouts—including a primary connection to Kaumuali'i Highway near Waimea Stadium—and connections to the existing Waimea Sunset subdivision. It also incorporates pedestrian and bicycle infrastructure, potential emergency or event access routes, and coordination with a planned County path linking Waimea and Kekaha. Similar to Kīlauea, the project is advancing through environmental review process (2026), with a 201H application (2027) and construction anticipated to follow beginning in late 2028. State TOD CIP Planning award funds were used for the affordable housing master plan work.

7. **TOD Project Presentation: County of Hawai'i (COH) Kukuiola and Village 9 Permanent Transitional Housing**

Neil Erickson of the COH Office of Housing and Community Development (OHCD) provided an overview of the project, noting that Phase 1 is part of a larger multi-phase development that includes emergency shelters and permanent supportive housing currently under construction. Chretien Macutay of G70, the County's consultant, provided an overview of Phase 3, which is a 10.5-acre site located within a designated TOD regional center near Queen Ka'ahumanu Highway and is intended for affordable rental housing, with a focus on two- and three-bedroom units to meet strong demand for family housing. Under the County General Plan, the property is designated as medium density urban category.

Macutay presented four master plan options ranging from approximately 133 to 210 units. The concepts explored a range of site planning approaches, including higher-density courtyard layouts, pocket neighborhood configurations, and variations in parking strategies, with some options having up to two stalls per unit to reflect current car dependency. Option 4, featuring stacked townhomes with tuck-under parking, was highlighted for its pedestrian-oriented design, reduced visual impact of parking, and central green space that supports community interaction. The design also incorporates two- to three-story buildings, natural ventilation, and improved pedestrian and bicycle connections, along with potential transit or shuttle access. Erickson noted that the County is evaluating the options, expressing a personal preference for the privacy offered by the townhome layout.

The project includes plans for a community center, daycare facility, shared open space, and amenities such as community gardens, shaded gathering areas, and a dog park, reflecting the high percentage of residents with pets. The site design also considers connections to a future regional park and nearby multimodal infrastructure, including bike lanes, bus stops, and shared mobility options.

During the discussion, it was noted that parking ratios, site circulation, and connectivity to surrounding areas remain key considerations, particularly given County residents' continued reliance on automobiles. Feedback emphasized the importance of walkability, open space design, and creating a sense of community. The project team indicated that multiple options are still under evaluation, with the stacked townhome concept emerging as a promising approach due to its balance of density, privacy, and neighborhood character. Next steps include selecting a preferred alternative and advancing it into more detailed design, including floor plans, elevations, and cost analysis. The project was funded with State TOD CIP Planning grant funds. Erickson acknowledged the Governor and the Legislature for the funding.

8. **TOD-Related Legislative Proposals in the 2026 Legislative Session**

Dean Minakami explained that TOD-related bills are monitored like the budget requests. At least one bill was introduced that would directly impact the TOD Council. A list of bills was included in the meeting materials. Several key proposals were highlighted on the agenda. Testimonies on the bills were submitted by OPSD, HHFDC, and other agencies.

- 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.

9. **Standing Report—Agency Updates on TOD Projects in the State Strategic Plan for Transit Oriented Development**

Updates were received from State and county agencies on recent activities for TOD projects listed in “Appendix A. TOD Project Status and Funding Reported to TOD Council,” in the meeting materials packet.

a. **State and County Projects—O‘ahu**

- **East Kapolei**
East Kapolei Infrastructure Implementation Master Plan. Ryan Tam reported that HCDA’s consultant should have the draft East Kapolei infrastructure master plan available for review in April 2026. For the next step, the Executive Budget has a \$1 million appropriation to conduct a programmatic environmental impact statement (EIS) for the plan area.

UH-West Oahu University District Lands. HCDA is also working with UH on Roads D and H located within University District lands.

East Kapolei Neighborhood TOD Plan Proposed Special District and TOD Zoning. Tim Streitz said that the City Department of Planning and Permitting (DPP) is targeting the Honolulu Planning Commission's April meeting to present the TOD zoning and special district proposals.

- **Hālawā-Stadium**
New Aloha Stadium Entertainment District (NASED). Michael Imanaka announced the execution of the master development agreement. Demolition is ongoing, with a target completion date at the end of November. Stadium design capacity has increased to 31,000 from 22,000. The Stadium Authority is still negotiating the Reciprocal Easement Agreement and Reciprocal Easement Shared Use Infrastructure Agreement. They are hoping to have these and the ground lease executed by the end of February or early March 2026.
- **Iwilei-Kapālama**
Iwilei-Kapālama Infrastructure Improvements. Tam said that they are integrating Hawaiian Electric Company's 60% design comments into the 90% design package in the electrical improvements.

Ka'ahumanu Homes. Carson Schultz reported that Ka'ahumanu Homes is fully entitled and moving toward permitting. The State TOD CIP Planning grant funds have been fully utilized. Environmental clearances have been completed. He announced plans for a comprehensive update on the Ka Lei Momi initiative at the June meeting.

b. State and County Projects—Kaua'i

- **Samuel Mahelona Memorial Hospital (SMMH).** Cheryl Bellisario explained that HHFDC is working on the housing component and facilitating the roadway construction of the overall project led by the Hawai'i Health Systems Corporation (HHSC) Kauai Region. The Draft EIS was published in December 2025, with the comment period closing in February 2026. The project team is currently reviewing feedback and refining the plan.
- **University of Hawai'i Kaua'i Community College.** Denise Yoshimori-Yamamoto said that they submitted their \$5 million allotment request for the housing project to Department of Budget and Finance. After it is approved, it will allow them to proceed with planning.

c. State and County Projects—Hawai'i

- **34 Rainbow Drive Affordable Housing.** Neil Erickson mentioned that they received a State TOD CIP Planning grant and are working to get it approved by the County Council. This will allow them to develop the remaining 20 acres of the old Hilo Memorial Hospital site for affordable housing. From a separate appropriation, they recently awarded a contract for reroofing and hazardous material removal from the old hospital building.
- **Ainaola Workforce Housing.** Erickson said that the EIS will be published shortly for the 70-acre site. The project is expected to provide 300 new units.

- Lanakila Homes. Schultz reported that Lanakila is fully entitled and moving toward permitting. The State TOD CIP Planning grants funds have been expended. Environmental clearances have been completed.

10. **Announcements**

- a. **Update on State TOD Strategic Plan Update Permitted Interaction Group (PIG)**
Randy Chu said that the first county PIG meeting is scheduled for the week of March 9, 2026. It will focus on context setting, identifying county-designated TOD areas, and conducting preliminary mapping activities. OPSD staff will be attending in person.
- 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)**
Ramona Mullahey announced a tentative mass timber workshop for May 15, 2026, to discuss the costs and feasibility of mass timber construction in Hawai'i. Swinerton Construction Company, DHHL, and Habitat for Maui will be sharing their experiences.

11. **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:

Alden Yago, DCR
Alison Rettig, COK Housing Agency
Amy Ford, U.S. Department of Transportation
Angeline M, G70
Brian Canevari, School Facilities Authority (SFA)
Brian Lee, Hawaii Laborers & Employer Cooperation and Education Trust Fund
Carson Shultz, HPHA
Cat Chong, HHF Planners
Charlotte Yee, OPSD
Cheryl Bellisario, HHFDC
Chretien Macutay, G70
Dane Sjoblom, HHF Planners

Denise Yoshimori-Yamamoto, UH Community Colleges
Derek Wong, DLNR
Diana Setness, OPSD
Drew Finke, HHF Planners
Emily Cristobal, Oahu Metropolitan Planning Organization (OahuMPO)
Franz Kraintz, City DPP
Iokepa Frederick, OPSD
J. Nakama, House Finance Committee
Joseph Kopshy, Office of Senator Sharon Moriwaki
James, Office of Representative Luke Evslin
Kainalu Puu-Robinson, Office of Representative Nadine Nakamura
Katie Rooney, Ulupono Initiative
Kiana Otsuka, OahuMPO
Kiara Gutierrez, Opticos Design, Inc.
Makalii Oliveira, Office of Representative Luke Evslin
Neil Erickson, COH OHCD
T. Tamashiro
Pane Meatoga III, Operating Engineers Local 3
Ray Severn, DLNR
Reginald King, OPSD
Ryan Kagimoto, House Finance Committee
Stefan Pellegrini, Opticos Design, Inc.
Steven Franco, COK Housing Agency
Tiffany Iida, Maui Metropolitan Planning Organization (MauiMPO)
Will Bow, Kahewai Environmental